

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Fairwood / 30

Previous Physical Inspection: 2003

Sales - Improved Summary:

Number of Sales: 659

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$80,800	\$138,300	\$219,100	\$229,600	95.4%	6.62%
2004 Value	\$83,600	\$144,400	\$228,000	\$229,600	99.3%	6.46%
Change	+\$2,800	+\$6,100	+\$8,900		+3.9%	-0.16%
% Change	+3.5%	+4.4%	+4.1%		+4.1%	-2.45%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.16% and -2.45% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$81,600	\$137,900	\$219,500
2004 Value	\$84,400	\$144,000	\$228,400
Percent Change	+3.4%	+4.4%	+4.1%

Number of one to three unit residences in the Population: 6566

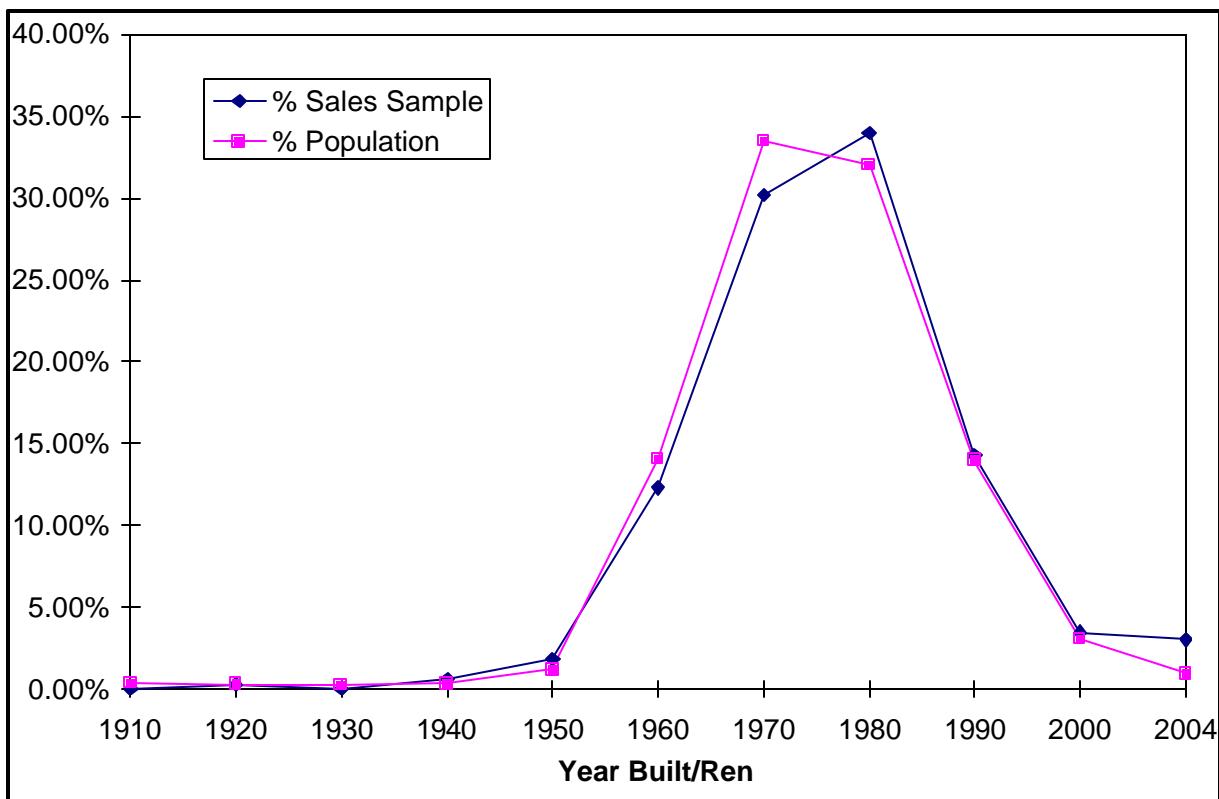
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with improvements that were built between 1990 and 2003 had a higher assessment ratio (assessed value/sales price) than other properties; therefore, required less of an upward adjustment than the rest of the population. In addition, homes located in two plats, Falcon Ridge (Plat 247520) and Rolling Hills Village #3 (Plat 739930) had a lower assessment ratio than the other properties; therefore, were adjusted somewhat more than other properties in the area. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	2	0.30%
1930	0	0.00%
1940	4	0.61%
1950	12	1.82%
1960	81	12.29%
1970	199	30.20%
1980	224	33.99%
1990	94	14.26%
2000	23	3.49%
2004	20	3.03%
	659	

Population		
Year Built/Ren	Frequency	% Population
1910	24	0.37%
1920	20	0.30%
1930	16	0.24%
1940	21	0.32%
1950	78	1.19%
1960	922	14.04%
1970	2200	33.51%
1980	2104	32.04%
1990	918	13.98%
2000	201	3.06%
2004	62	0.94%
	6566	

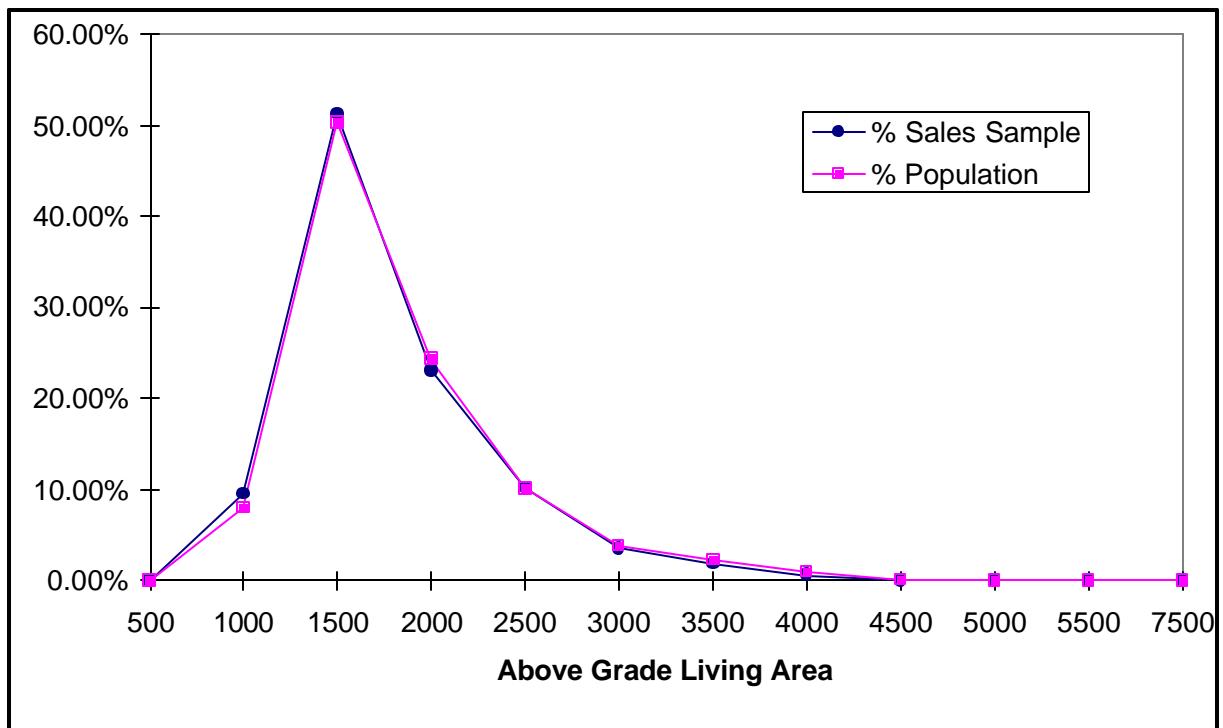


The sales sample frequency distribution follows the population distribution closely with regard to Year Built/Renovated, whichever is later. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	63	9.56%
1500	338	51.29%
2000	152	23.07%
2500	67	10.17%
3000	23	3.49%
3500	12	1.82%
4000	4	0.61%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	659	

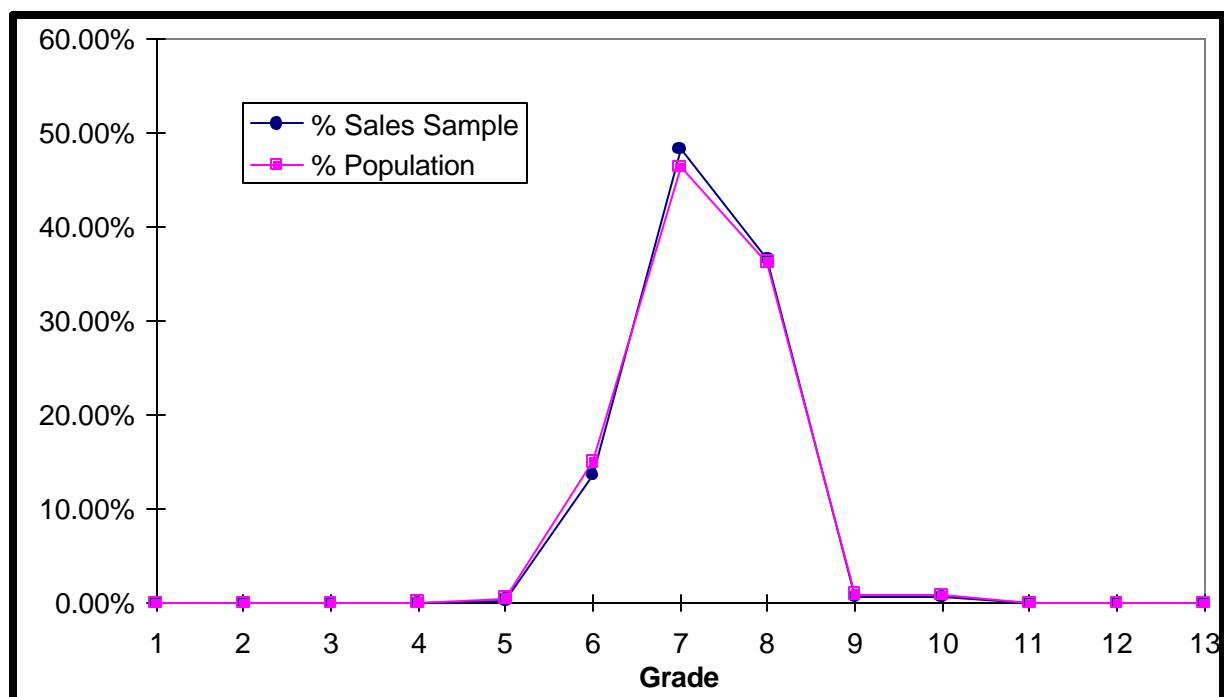
Population		
AGLA	Frequency	% Population
500	2	0.03%
1000	522	7.95%
1500	3305	50.34%
2000	1601	24.38%
2500	663	10.10%
3000	251	3.82%
3500	150	2.28%
4000	62	0.94%
4500	6	0.09%
5000	1	0.02%
5500	2	0.03%
7500	1	0.02%
	6566	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

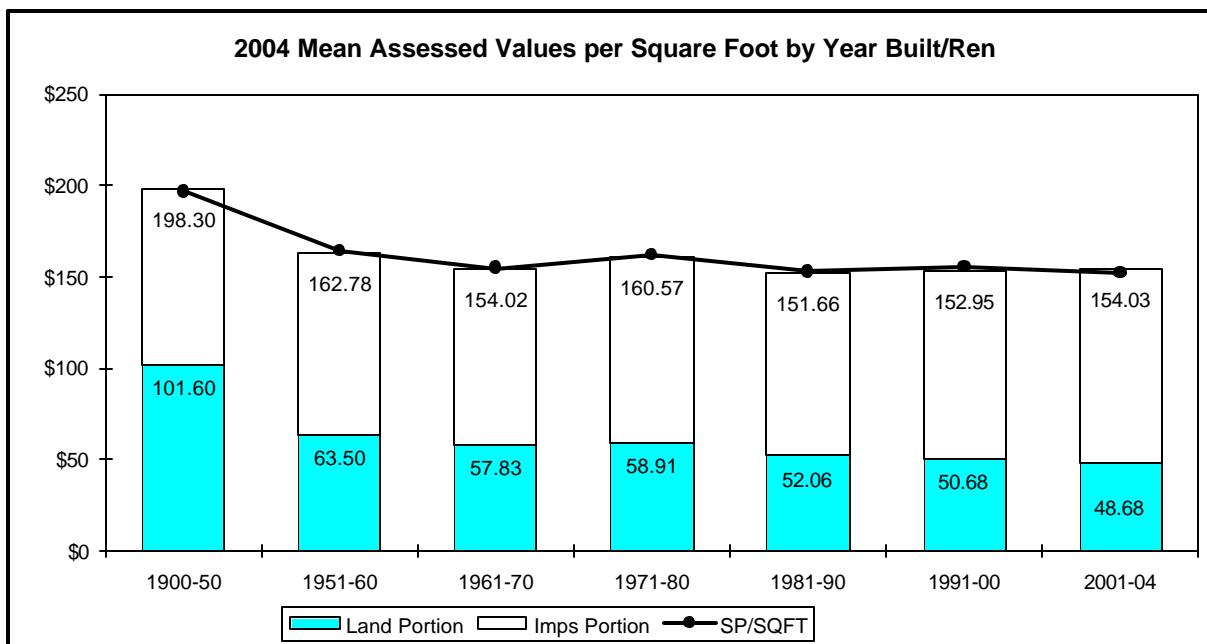
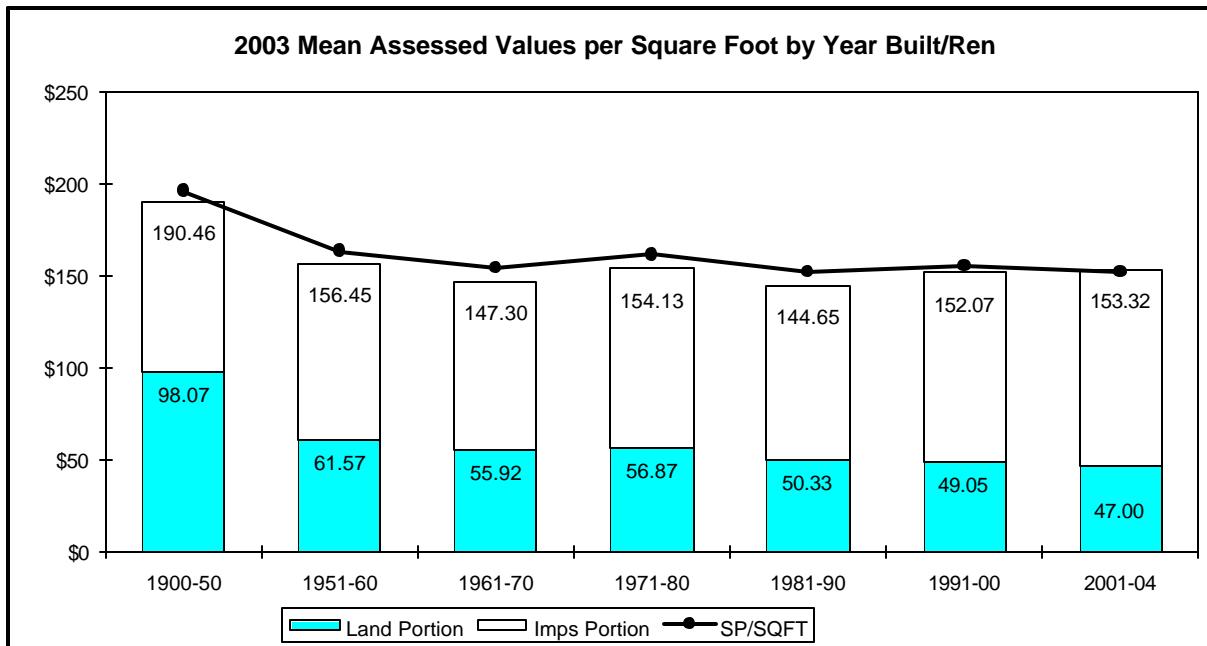
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	4	0.06%
5	2	0.30%	5	33	0.50%
6	90	13.66%	6	985	15.00%
7	318	48.25%	7	3045	46.38%
8	241	36.57%	8	2379	36.23%
9	4	0.61%	9	61	0.93%
10	4	0.61%	10	57	0.87%
11	0	0.00%	11	2	0.03%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
	659			6566	



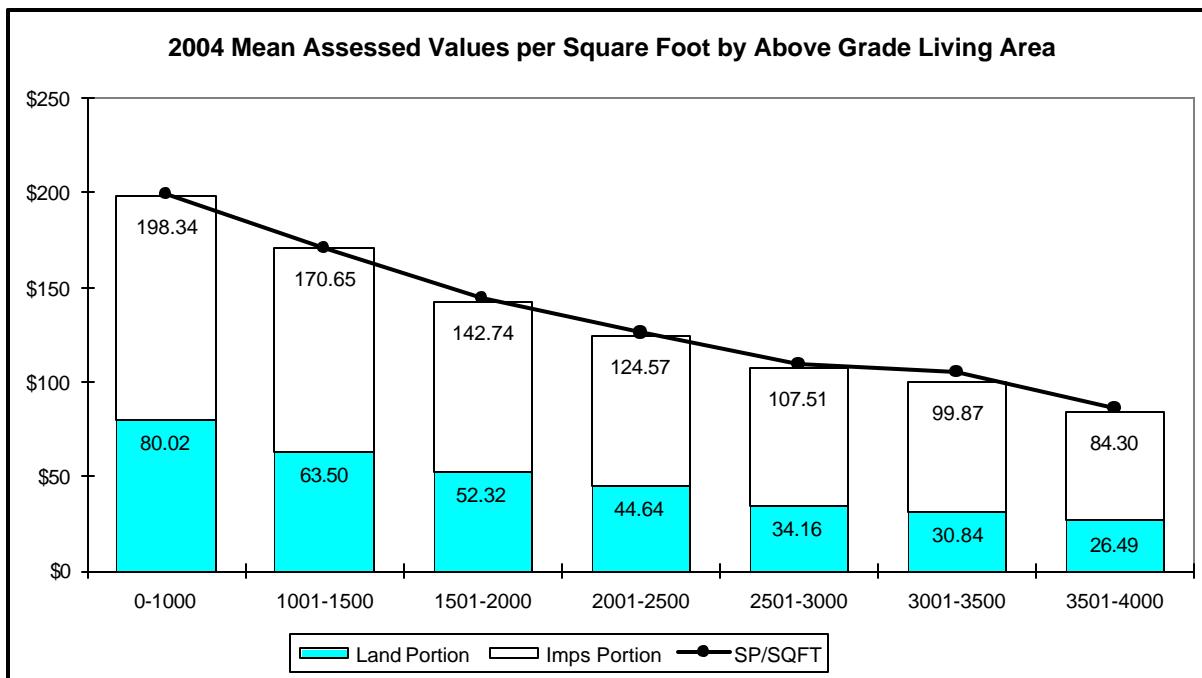
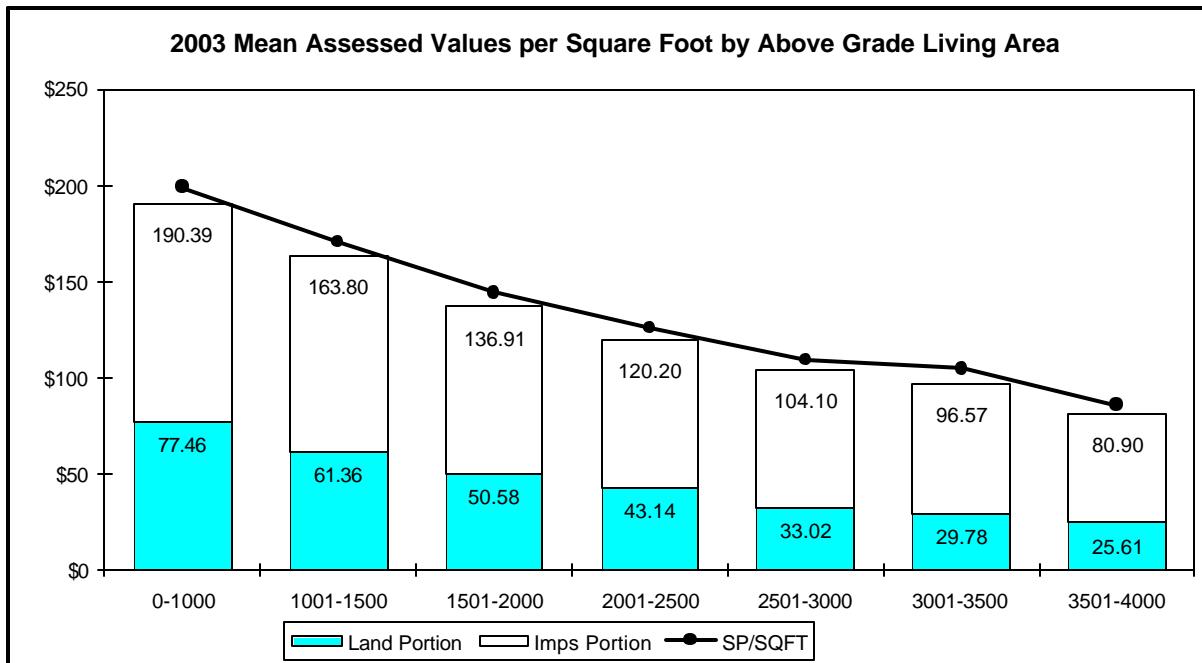
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated***



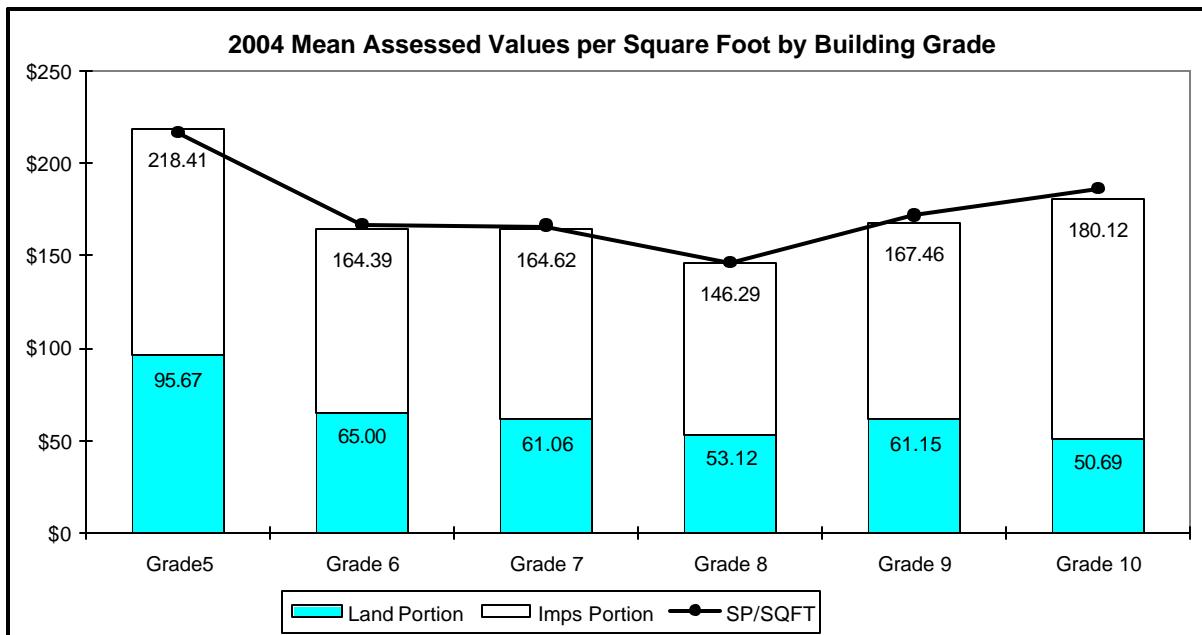
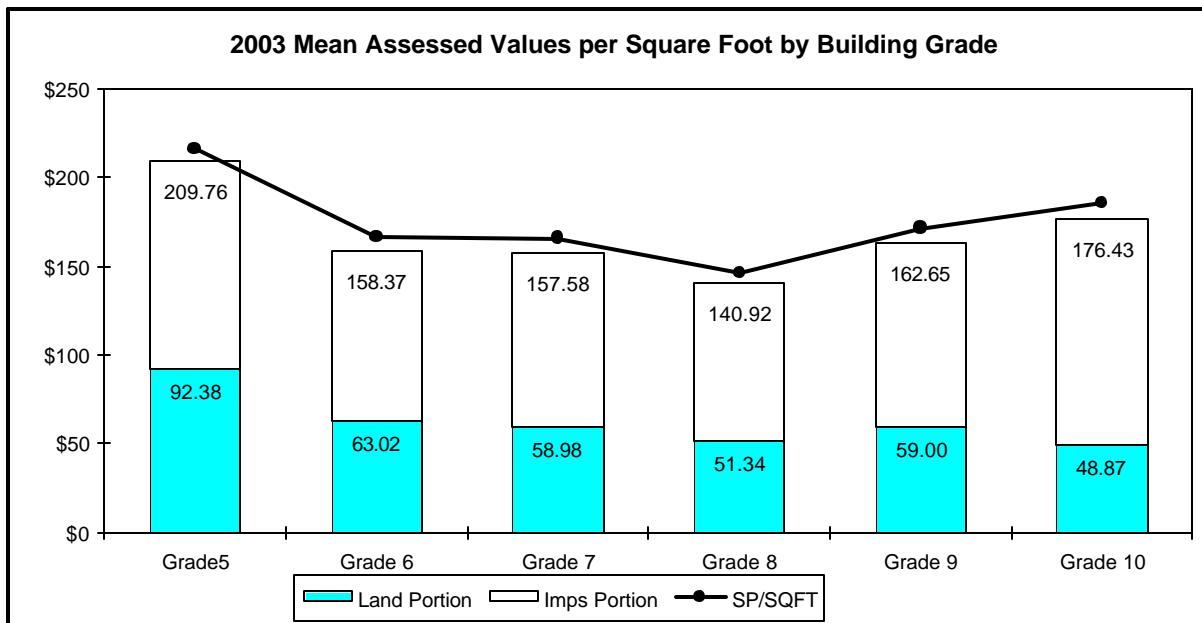
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated, whichever is later, as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 11/05/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed January 12, 2004 to test the resultant assessment level using later 2003 sales. There were 57 additional usable improved sales. The weighted mean ratio dropped from 0.993 to 0.989 for one to three unit residences. These changes are not significant.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the six usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 3.4% increase in land assessments in the area for the 2004 Assessment Year. The formula is:

$$2004 \text{ Land Value} = 2003 \text{ Land Value} \times 1.04, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 659 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with improvements that were built between 1990 and 2003 had a higher assessment ratio (assessed value/sales price) than other properties; therefore, required less of an upward adjustment than the rest of the population. In addition, homes located in two plats, Falcon Ridge (Plat 247520) and Rolling Hills Village #3 (Plat 739930) had a lower assessment ratio than the other properties; therefore, were adjusted somewhat more than other properties in the area. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

2004 Total Value = 2003 Total Value / .9585451 +(-0.03731766) if in Major 247520 + (-0.05099497) if in Major 739930+(0.03380117) if the later of Year Built or Year Renovated is equal or greater than 1990.

The resulting total value is rounded down to the next \$1,000, *then*:

$$2004 \text{ Improvements Value} = 2004 \text{ Total Value} \text{ minus } 2004 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value * 1.044)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value * 1.044).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value. (2004 total value = 2003 total value)

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2004 \text{ Total Value} = 2004 \text{ Land Value} + \text{Previous Improvement Value} * 1.044, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 30 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

4.32%

Falcon Ridge (247520)	Yes
% Adjustment	4.23%
Rolling Hills Village #3 (739930)	Yes
% Adjustment	5.86%
NewYrBltRen	Yes
% Adjustment	-3.55%

Comments

The 4.32% adjustment shown is what would be applied in the absence of any other adjustments.

For instance, a parcel in Falcon Ridge would receive an approximate upward adjustment of 8.55% (4.32% + 4.23%). A parcel in Rolling Hills Village #3 would receive an approximate upward adjustment of 10.18% (4.32% + 5.86%). There is only one parcel in each plat that would have multiple adjustments, and that would result in less of an upward adjustment by -3.55%.

Parcels built or renovated from 1990 - 2003 would receive an approximate upward adjustment of 0.77% (4.32 - 3.55%).

92% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 30 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
247520	Falcon Ridge	21	126	16.6%	NE-20-23-5	2	7-8	1982 thru 1994	Puget Dr. SE and 116 th Ave. SE
739930	Rolling Hills Village #3	19	126	15.1%	SE-20-23-5	2	7	1967 thru 1979	Puget Dr. SE and SE 19 th St.

Note: In Plat 247520, all improvements were built between 1985-1989, except for two parcels.

Area 30 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .993.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=6	92	0.952	0.988	3.8%	0.976	1.000
7	318	0.950	0.993	4.5%	0.986	1.000
8	241	0.960	0.996	3.8%	0.987	1.005
9	4	0.938	0.966	3.0%	0.830	1.102
10	4	0.940	0.961	2.2%	0.847	1.074
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=1950	18	0.962	1.002	4.1%	0.964	1.040
1951-1960	81	0.956	0.994	4.1%	0.979	1.009
1961-1970	199	0.951	0.994	4.5%	0.985	1.003
1971-1980	224	0.952	0.992	4.2%	0.983	1.000
1981-1990	94	0.947	0.993	4.8%	0.980	1.006
1991-2000	23	0.982	0.988	0.6%	0.973	1.003
>2000	20	0.990	0.994	0.5%	0.956	1.033
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair	1	0.992	1.031	3.9%	NA	NA
Average	379	0.956	0.993	3.8%	0.986	1.000
Good	258	0.954	0.997	4.4%	0.989	1.004
Very Good	21	0.918	0.956	4.1%	0.921	0.991
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	515	0.955	0.995	4.2%	0.990	1.001
1.5	20	0.924	0.963	4.2%	0.934	0.992
2	124	0.956	0.991	3.6%	0.979	1.002

Area 30 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .993.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<801	11	0.959	0.998	4.0%	0.962	1.033
801-1000	52	0.955	0.995	4.2%	0.977	1.013
1001-1500	338	0.959	0.999	4.2%	0.993	1.006
1501-2000	152	0.949	0.989	4.2%	0.978	1.000
2001-2500	67	0.954	0.989	3.6%	0.973	1.005
2501-3000	23	0.952	0.983	3.3%	0.958	1.008
3001-4000	16	0.925	0.958	3.6%	0.919	0.997
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	638	0.954	0.993	4.1%	0.988	0.998
Y	21	0.953	0.992	4.0%	0.951	1.032
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	659	0.954	0.993	4.1%	0.988	0.998
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
2	414	0.954	0.994	4.2%	0.988	1.000
3	245	0.955	0.992	3.9%	0.983	1.000
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=5000	36	0.973	1.013	4.1%	0.990	1.036
5001-8000	265	0.962	1.002	4.1%	0.995	1.009
8001-10000	229	0.953	0.992	4.1%	0.984	1.001
10001-12000	69	0.950	0.987	4.0%	0.971	1.004
12001-14000	22	0.922	0.959	4.0%	0.929	0.990
14001-17000	17	0.903	0.938	3.9%	0.906	0.970
17001-25000	15	0.954	0.993	4.1%	0.959	1.027
>=25001	6	0.905	0.934	3.2%	0.791	1.078

Area 30 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .993.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

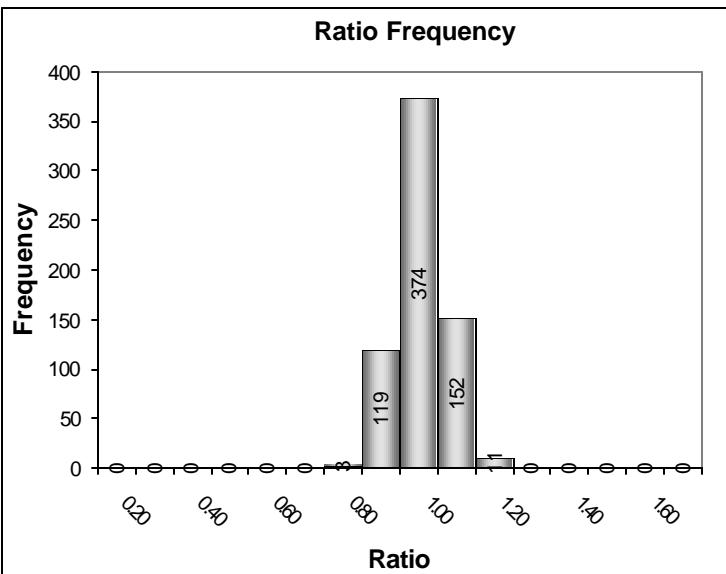
It is difficult to draw valid conclusions when the sales count is low.

Falcon Ridge Plat 247520	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	638	0.955	0.993	3.9%	0.988	0.998
Y	21	0.915	0.992	8.3%	0.962	1.021
Rolling Hills Village #3 Plat 739930	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	640	0.955	0.993	3.9%	0.988	0.998
Y	19	0.905	0.994	9.9%	0.967	1.021
New YrBlt/Ren	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	613	0.951	0.993	4.4%	0.988	0.998
Y	46	0.985	0.991	0.5%	0.973	1.008

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: SE / TEAM - 2	Lien Date: 01/01/2003	Date of Report: 12/15/2003	Sales Dates: 1/2002 - 12/2003
Area 30 - FAIRWOOD	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	659		
Mean Assessed Value	219,100		
Mean Sales Price	229,600		
Standard Deviation AV	43,557		
Standard Deviation SP	48,510		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.958		
Median Ratio	0.960		
Weighted Mean Ratio	0.954		
UNIFORMITY			
Lowest ratio	0.761		
Highest ratio:	1.132		
Coefficient of Dispersion	5.18%		
Standard Deviation	0.063		
Coefficient of Variation	6.62%		
Price Related Differential (PRD)	1.004		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.955		
<i>Upper limit</i>	0.965		
95% Confidence: Mean			
<i>Lower limit</i>	0.953		
<i>Upper limit</i>	0.963		
SAMPLE SIZE EVALUATION			
N (population size)	6566		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.063		
Recommended minimum:	6		
Actual sample size:	659		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	319		
# ratios above mean:	340		
<i>Z:</i>	0.818		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



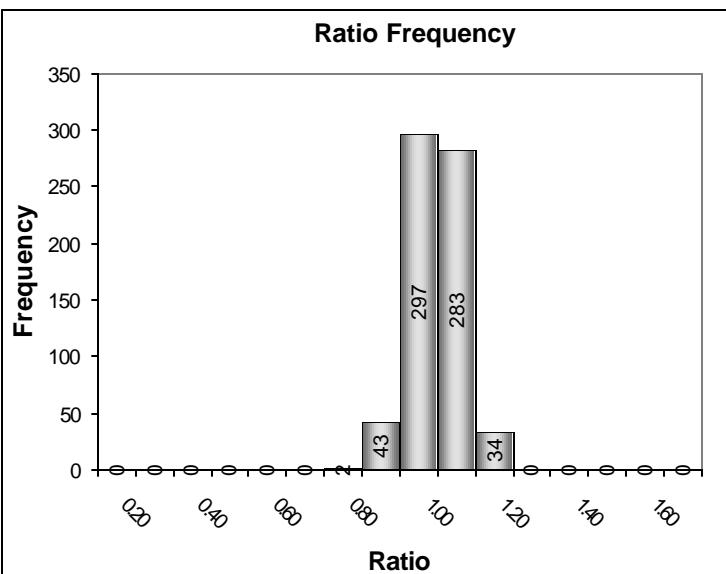
COMMENTS:

1 to 3 Unit Residences throughout area 30

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: SE / TEAM - 2	Lien Date: 01/01/2004	Date of Report: 12/15/2003	Sales Dates: 1/2002 - 12/2003
Area 30 - FAIRWOOD	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	659		
Mean Assessed Value	228,000		
Mean Sales Price	229,600		
Standard Deviation AV	44,400		
Standard Deviation SP	48,510		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	1.000		
Weighted Mean Ratio	0.993		
UNIFORMITY			
Lowest ratio	0.791		
Highest ratio:	1.180		
Coefficient of Dispersion	5.05%		
Standard Deviation	0.064		
Coefficient of Variation	6.46%		
Price Related Differential (PRD)	1.005		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.995		
<i>Upper limit</i>	1.004		
95% Confidence: Mean			
<i>Lower limit</i>	0.993		
<i>Upper limit</i>	1.003		
SAMPLE SIZE EVALUATION			
N (population size)	6566		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.064		
Recommended minimum:	7		
Actual sample size:	659		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	325		
# ratios above mean:	334		
<i>Z:</i>	0.351		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 30

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	292305	9126	2/1/02	161000	730	730	5	1948	4	15450	N	N	11504 SE 176TH ST
002	008800	0590	5/7/03	165000	780	0	5	1947	4	13500	N	N	10955 SE 164TH ST
002	329470	0145	7/29/02	130000	620	0	6	1955	2	6955	Y	N	905 S 9TH ST
002	236920	0010	2/23/02	150200	700	0	6	1941	4	9655	N	N	11012 SE 173RD ST
002	329470	0310	9/20/02	195000	750	0	6	1943	4	8125	N	N	805 HIGH AV S
002	142350	0750	10/17/03	170000	790	0	6	1959	4	8413	N	N	16244 122ND AV SE
002	337810	0020	6/25/03	156000	790	0	6	1948	4	7176	N	N	10738 SE 165TH ST
002	142320	0050	10/22/02	142000	790	0	6	1957	3	9450	N	N	11667 SE 163RD ST
002	142320	0025	7/22/03	160750	800	0	6	1957	3	9450	N	N	11631 SE 163RD ST
002	142320	0120	9/12/03	166950	800	0	6	1958	4	9450	N	N	11626 SE 164TH ST
002	142340	0120	10/23/02	164850	800	0	6	1958	4	9204	N	N	16142 119TH AV SE
002	008800	0391	8/28/02	162000	840	0	6	1947	4	23380	N	N	16471 113TH AV SE
002	143260	0090	3/25/03	167950	860	0	6	1958	4	7560	N	N	15735 117TH AV SE
002	143270	0590	7/22/03	220000	920	920	6	1959	4	7560	N	N	12627 SE 169TH PL
002	143240	0110	12/23/02	182000	920	0	6	1958	5	7643	N	N	17025 125TH AV SE
002	143240	0770	5/23/03	169950	920	0	6	1958	4	7099	N	N	11908 SE 169TH PL
002	143270	0840	4/28/03	186000	920	480	6	1959	3	7560	N	N	12730 SE 171ST PL
002	143260	0350	9/8/03	179487	920	0	6	1958	4	7560	N	N	15767 119TH PL SE
002	143270	0770	7/30/02	193950	920	920	6	1959	4	7560	N	N	12631 SE 170TH ST
002	143270	0980	11/12/02	184500	920	250	6	1959	4	9162	N	N	12728 SE 172ND ST
002	143260	0025	9/27/02	162900	920	0	6	1958	4	7560	N	N	15734 116TH AV SE
002	143270	0350	3/8/02	174000	920	320	6	1959	4	7560	N	N	12643 SE 169TH ST
002	143240	0885	6/23/03	162000	920	0	6	1958	5	7560	N	N	11902 SE 170TH PL
002	143260	0350	9/9/02	163000	920	0	6	1958	4	7560	N	N	15767 119TH PL SE
002	282305	9102	11/19/02	176000	940	0	6	1967	4	10689	N	N	16028 126TH AV SE
002	143270	0730	4/10/03	169950	940	0	6	1959	4	7560	N	N	12659 SE 170TH ST
002	143240	0870	5/23/03	175000	950	0	6	1958	3	7560	N	N	11860 SE 170TH PL
002	143240	0540	9/16/03	174900	950	0	6	1958	4	7560	N	N	16842 121ST AV SE
002	142340	0300	9/23/03	180000	960	0	6	1958	4	9045	N	N	16118 120TH AV SE
002	143260	0275	8/7/02	178250	960	0	6	1958	4	7560	N	N	15762 118TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	142350	0030	2/8/02	159950	960	0	6	1959	4	9045	N	N	16229 121ST AV SE
002	143270	0130	9/2/03	180950	970	0	6	1959	3	11092	N	N	16804 126TH AV SE
002	143240	0445	10/21/03	182500	970	0	6	1958	3	7560	N	N	17033 123RD AV SE
002	143300	0020	4/28/03	180000	970	0	6	1960	4	7865	N	N	17116 125TH PL SE
002	143300	0060	6/10/03	162000	970	0	6	1960	3	8812	N	N	12520 SE 172ND ST
002	143270	1490	11/20/02	158000	970	0	6	1960	4	7560	N	N	16868 125TH AV SE
002	143260	0680	3/12/02	174950	980	0	6	1959	4	7700	N	N	11716 SE 157TH ST
002	282305	9056	10/7/03	169900	990	0	6	1985	3	6750	N	N	17428 116TH AV SE
002	723150	0460	9/3/02	210000	990	0	6	1914	4	6610	Y	N	539 CEDAR AV S
002	008800	0050	7/25/02	182000	1000	0	6	1961	4	12740	N	N	16016 113TH AV SE
002	143240	0765	3/19/03	160000	1010	0	6	1958	3	8666	N	N	16804 119TH AV SE
002	143240	1141	12/16/02	177000	1040	0	6	1958	3	8840	N	N	12215 SE 172ND ST
002	864550	0720	2/21/03	224500	1060	530	6	2000	3	7700	N	N	1617 GLENNWOOD AV SE
002	142340	0310	4/22/03	179000	1080	0	6	1958	4	10228	N	N	16102 120TH AV SE
002	162680	0040	6/13/02	165000	1090	0	6	1919	5	12550	N	N	10813 SE 173RD ST
002	143270	1310	5/14/02	183000	1100	600	6	1959	4	8400	N	N	17112 125TH AV SE
002	008800	0551	4/3/02	164500	1130	0	6	1950	4	10125	N	N	16467 111TH AV SE
002	142350	0770	5/22/02	170000	1140	0	6	1959	4	8413	N	N	16228 122ND AV SE
002	142320	0015	5/23/02	165500	1140	0	6	1957	3	9450	N	N	11617 SE 163RD ST
002	143260	0010	7/26/02	171500	1140	0	6	1958	4	7560	N	N	15710 116TH AV SE
002	142350	0620	12/3/02	169813	1140	0	6	1959	4	12025	N	N	12316 SE 164TH ST
002	142350	0290	4/18/02	161450	1140	0	6	1959	4	8625	N	N	16144 121ST AV SE
002	863710	0060	1/28/03	182000	1150	0	6	1993	3	4172	N	N	10920 SE 170TH ST
002	143260	0630	7/23/02	170000	1150	0	6	1959	3	11524	N	N	11809 SE 157TH ST
002	143260	0720	10/13/03	200000	1160	0	6	1959	4	7630	N	N	11838 SE 157TH PL
002	142340	0020	6/5/02	171500	1160	0	6	1958	4	9012	N	N	16135 119TH AV SE
002	143240	0720	10/13/03	199000	1170	0	6	1958	4	7394	N	N	12028 SE 169TH PL
002	143240	0090	6/27/03	178500	1170	0	6	1958	3	8314	N	N	17121 125TH AV SE
002	143260	0365	3/7/02	177000	1170	0	6	1958	4	11024	N	N	15755 119TH PL SE
002	143260	0230	1/8/03	161000	1180	0	6	1959	3	8136	N	N	15771 120TH AV SE
002	143260	0450	7/10/03	182950	1190	0	6	1958	3	10476	N	N	15799 118TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	863710	0020	9/5/03	203000	1190	0	6	1994	3	4080	N	N	10944 SE 170TH ST
002	863710	0050	8/22/03	200000	1190	0	6	1993	3	4080	N	N	10926 SE 170TH ST
002	143240	1175	10/14/03	176500	1190	0	6	1958	4	10025	N	N	12415 SE 172ND ST
002	143240	0400	10/18/02	169000	1190	0	6	1958	4	7560	N	N	17018 122ND AV SE
002	863710	0280	3/26/02	185000	1190	0	6	1993	3	4402	N	N	10918 SE 169TH PL
002	143240	0295	7/24/03	167400	1190	0	6	1958	3	7560	N	N	17003 124TH AV SE
002	142350	0430	5/16/03	197950	1200	0	6	1959	4	12329	N	N	12100 SE 161ST ST
002	142350	0300	7/8/02	184000	1200	0	6	1959	4	8625	N	N	16136 121ST AV SE
002	143240	0170	8/1/03	170000	1210	0	6	1958	3	8729	N	N	16803 125TH AV SE
002	143260	0385	9/23/02	175000	1210	0	6	1958	4	7560	N	N	15760 118TH AV SE
002	142340	0110	12/21/02	165000	1210	0	6	1958	4	9201	N	N	16158 119TH AV SE
002	143240	0285	2/20/03	185000	1220	0	6	1958	4	7560	N	N	17017 124TH AV SE
002	142350	0690	8/6/03	160000	1230	0	6	1959	4	10629	N	N	16203 123RD AV SE
002	142340	0170	8/5/03	189500	1250	0	6	1958	4	9208	N	N	16125 120TH AV SE
002	143240	0685	7/2/02	165000	1250	0	6	1958	3	7560	N	N	16812 120TH AV SE
002	143260	0375	6/16/03	183000	1270	0	6	1959	3	7035	N	N	15752 118TH AV SE
002	143240	0385	5/30/02	183000	1280	0	6	1958	4	8926	N	N	16864 122ND AV SE
002	143300	0040	8/29/03	188900	1280	0	6	1960	4	9463	N	N	17117 125TH PL SE
002	142340	0175	12/11/02	189950	1300	0	6	1958	5	9207	N	N	16131 120TH AV SE
002	142350	0190	10/16/03	178000	1330	0	6	1959	4	8413	N	N	16220 121ST AV SE
002	863710	0390	5/21/02	190990	1340	0	6	1994	3	4890	N	N	17033 110TH PL SE
002	722900	0170	1/24/02	190000	1400	0	6	1958	4	18674	N	N	17448 129TH AV SE
002	143240	0750	6/18/03	186969	1410	0	6	1958	3	7560	N	N	16819 121ST AV SE
002	143260	0715	6/30/03	185000	1410	0	6	1959	4	7630	N	N	11832 SE 157TH PL
002	722900	0040	12/23/02	178000	1430	0	6	1958	4	10800	N	N	17413 129TH AV SE
002	143240	0055	6/21/02	174000	1460	0	6	1958	4	7560	N	N	17012 124TH AV SE
002	142320	0190	6/10/02	192000	1480	0	6	1957	4	10028	N	N	11680 SE 163RD ST
002	143240	0235	3/13/02	200500	1630	0	6	1958	4	7560	N	N	17026 123RD AV SE
002	143270	0040	1/14/03	205950	1830	0	6	1959	4	7560	N	N	12677 SE 168TH ST
002	008800	0441	10/1/03	227500	2880	0	6	1940	4	7200	N	N	16420 111TH AV SE
002	329470	0173	5/20/03	235000	840	480	7	1952	4	9394	Y	N	805 GRANT AV S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	864553	0250	3/31/03	219950	870	840	7	1980	3	8436	N	N	1409 OLYMPIA AV SE
002	864552	0190	3/21/03	188000	870	840	7	1979	3	7656	N	N	3115 SE 19TH CT
002	247336	0140	8/21/03	225000	880	400	7	1981	4	15436	N	N	13413 SE 171ST PL
002	247336	0020	6/5/03	210000	880	530	7	1981	3	9608	N	N	17222 134TH AV SE
002	142390	0790	5/7/03	184950	910	0	7	1967	4	8146	N	N	12325 SE 167TH ST
002	142390	1110	3/25/03	182000	910	0	7	1967	4	9562	N	N	16621 123RD AV SE
002	282305	9080	2/12/03	150000	940	0	7	1962	3	7700	N	N	16029 126TH AV SE
002	247310	0380	9/4/02	176000	950	0	7	1967	4	9750	N	N	13621 SE 173RD PL
002	247336	0130	2/24/02	196000	960	400	7	1981	3	8792	N	N	13409 SE 171ST PL
002	739930	0390	5/14/03	199000	970	0	7	1969	3	8316	N	N	2111 SE 20TH CT
002	247336	0180	6/24/03	226950	980	550	7	1981	3	10646	N	N	13404 SE 171ST PL
002	143290	0030	4/8/03	185000	980	430	7	1962	3	7700	N	N	12728 SE 163RD ST
002	247340	0100	3/12/02	214950	990	880	7	1977	3	8960	N	N	16523 132ND PL SE
002	142390	0990	12/11/02	188200	1000	0	7	1966	4	8282	N	N	12214 SE 167TH ST
002	739930	0280	8/19/03	189000	1000	0	7	1969	4	8142	N	N	2107 SE 21ST CT
002	247338	0480	11/26/02	227500	1000	720	7	1976	5	7210	N	N	16210 131ST AV SE
002	142390	0040	8/29/03	170000	1000	0	7	1966	4	7700	N	N	12207 SE 164TH ST
002	142390	0840	9/6/02	160000	1000	0	7	1966	4	9656	N	N	12305 SE 167TH ST
002	143310	0160	4/28/03	208450	1010	0	7	1962	4	8145	N	N	16150 126TH AV SE
002	143280	0320	8/7/03	225000	1010	430	7	1961	4	7700	N	N	12660 SE 162ND ST
002	684300	0020	6/9/03	234350	1010	800	7	1962	3	14350	N	N	1832 EDMONDS WY SE
002	143280	0020	7/28/03	212500	1010	720	7	1961	3	20320	N	N	12606 SE 161ST ST
002	143290	0370	4/21/03	210000	1010	490	7	1962	4	9259	N	N	16332 128TH AV SE
002	684300	0160	5/6/03	211000	1010	700	7	1962	3	9230	N	N	1817 EDMONDS WY SE
002	684300	0080	9/18/02	208000	1010	720	7	1962	3	9230	N	N	1724 EDMONDS WY SE
002	142380	0840	7/9/03	210000	1010	340	7	1966	4	7297	N	N	16517 121ST AV SE
002	143310	0290	8/15/03	206000	1010	500	7	1962	4	7613	N	N	12704 SE 163RD ST
002	143170	0020	9/23/03	203000	1010	700	7	1962	3	7700	N	N	12430 SE 158TH ST
002	143280	0190	9/27/03	190000	1010	480	7	1961	3	9788	N	N	12637 SE 161ST ST
002	143280	0020	3/12/02	189900	1010	720	7	1961	3	20320	N	N	12606 SE 161ST ST
002	143170	0270	12/27/02	201000	1010	700	7	1962	4	6720	N	N	12638 SE 160TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	143290	0240	9/24/02	191500	1010	600	7	1962	4	8579	N	N	12731 SE 164TH ST
002	143280	0500	5/9/02	192000	1010	360	7	1961	4	7700	N	N	12659 SE 162ND ST
002	684300	0090	7/26/02	182700	1010	480	7	1962	3	9230	N	N	1716 EDMONDS WY SE
002	143170	0150	4/4/02	190000	1010	700	7	1963	4	10292	N	N	12824 SE 158TH ST
002	143280	0340	1/13/03	187500	1010	720	7	1961	4	7700	N	N	12648 SE 162ND ST
002	142390	0470	3/27/02	183000	1010	500	7	1966	4	8418	N	N	16623 122ND AV SE
002	008800	0730	3/25/02	193000	1010	700	7	1962	4	9730	N	N	10812 SE 166TH ST
002	143170	0260	8/21/03	189000	1010	1010	7	1962	4	6750	N	N	12644 SE 160TH ST
002	864550	1260	10/31/02	180000	1020	1020	7	1966	3	7480	Y	N	1800 BEACON WY SE
002	143170	0380	5/8/03	199000	1030	0	7	1962	3	7700	N	N	12627 SE 160TH ST
002	722140	0121	11/1/02	243000	1030	0	7	1936	4	8100	Y	N	404 CEDAR AV S
002	722900	0116	6/6/02	176300	1030	0	7	1999	3	6269	N	N	17204 129TH AV SE
002	247340	0410	8/25/03	245000	1060	650	7	1978	3	8075	N	N	16536 132ND PL SE
002	247340	0500	3/5/03	226500	1060	700	7	1977	3	9800	N	N	16623 133RD PL SE
002	143140	0070	8/9/02	189900	1060	0	7	2001	3	7900	N	N	15744 120TH AV SE
002	247338	1240	9/26/03	199000	1070	0	7	1977	4	9388	N	N	16213 131ST AV SE
002	142390	0920	5/30/02	189500	1070	0	7	1966	4	7810	N	N	12213 SE 166TH ST
002	008800	0202	4/19/02	162000	1070	0	7	1953	3	7500	N	N	11434 SE 164TH ST
002	247338	0650	6/25/03	165000	1070	0	7	1969	3	7000	N	N	16317 128TH PL SE
002	329470	0410	7/15/03	300000	1080	580	7	1969	3	21121	Y	N	1015 JONES AV S
002	246070	0800	6/14/02	219500	1080	440	7	1979	3	7770	N	N	12915 SE 160TH ST
002	864551	0880	9/24/03	224000	1080	820	7	1977	3	9408	N	N	1724 MONROE AV SE
002	246070	0960	9/2/03	215000	1080	440	7	1979	3	7350	N	N	13024 SE 159TH PL
002	864552	0010	3/13/02	223500	1080	790	7	1980	4	7597	N	N	3111 SE 20TH CT
002	864554	0060	6/2/03	223000	1080	700	7	1980	4	7743	N	N	1705 PIERCE AV SE
002	864550	0320	4/10/02	209950	1080	1080	7	1963	3	7474	N	N	2616 SE 16TH ST
002	864550	1180	3/4/03	203000	1080	700	7	1977	3	7700	N	N	1713 FERNDALE AV SE
002	667307	0270	10/21/02	197000	1080	400	7	1981	3	8250	N	N	2116 SE 21ST ST
002	864551	0010	11/5/03	230000	1090	530	7	1976	3	8470	N	N	1607 LAKE YOUNGS WY SE
002	142360	0120	9/11/03	197714	1090	0	7	1967	4	7278	N	N	16728 125TH AV SE
002	381130	0080	3/21/03	214000	1090	440	7	1983	3	7768	N	N	17216 109TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	864551	0810	7/15/03	214000	1090	700	7	1977	3	9450	N	N	1707 MONROE AV SE
002	247338	0500	6/17/03	181500	1090	0	7	1969	3	10854	N	N	12916 SE 162ND ST
002	722920	0380	8/23/02	203500	1090	650	7	1967	4	10583	N	N	16926 130TH AV SE
002	142380	0960	3/19/03	240000	1100	1100	7	1966	4	8142	N	N	16512 121ST AV SE
002	247340	0240	4/29/03	225000	1100	770	7	1978	3	8448	N	N	13307 SE 168TH ST
002	142391	0850	4/24/02	231000	1110	1030	7	1968	4	7070	N	N	12625 SE 166TH ST
002	142390	0210	9/22/03	192900	1120	0	7	1966	4	7756	N	N	12300 SE 165TH ST
002	884900	0040	3/8/02	185690	1130	0	7	1959	4	5300	N	N	1510 S 6TH ST
002	247340	0470	7/1/03	195000	1130	280	7	1977	3	10500	N	N	13215 SE 166TH PL
002	247340	0490	10/15/03	236000	1140	280	7	2003	3	9375	N	N	16615 133RD PL SE
002	247310	0260	11/13/02	217500	1140	620	7	1967	4	9375	N	N	17135 136TH PL SE
002	142380	0320	7/5/02	195000	1140	700	7	1963	3	11853	N	N	16554 119TH AV SE
002	247310	0150	2/21/02	189950	1140	620	7	1967	3	7700	N	N	13604 SE 170TH ST
002	247325	0800	9/18/03	208000	1150	0	7	1976	3	6930	N	N	13703 SE 163RD ST
002	739930	1220	5/10/03	215000	1150	230	7	1973	3	9500	N	N	1802 ABERDEEN AV SE
002	142370	0750	4/30/03	186400	1150	0	7	1964	3	7703	N	N	11704 SE 165TH ST
002	864553	0010	3/28/02	210000	1150	250	7	1979	3	7384	N	N	3311 SE 17TH ST
002	143290	0150	4/5/02	200000	1150	670	7	1962	4	7381	N	N	12762 SE 164TH ST
002	143280	0220	7/22/03	196891	1150	720	7	1961	4	7700	N	N	12659 SE 161ST ST
002	143320	0010	5/3/02	192000	1150	0	7	1997	4	7500	N	N	16315 126TH AV SE
002	247325	0490	3/26/03	203000	1160	0	7	1969	3	8400	N	N	13539 SE 161ST PL
002	795507	0030	10/10/03	231908	1160	490	7	1979	4	6941	N	N	12825 SE 161ST ST
002	722140	0191	9/18/03	300000	1160	700	7	1949	4	10875	Y	N	515 RENTON AV S
002	246070	0140	3/1/02	229950	1160	490	7	1981	4	7000	N	N	15812 130TH PL SE
002	246070	0230	6/9/03	217500	1160	490	7	1979	3	7000	N	N	12934 SE 159TH ST
002	246070	0850	3/20/03	222950	1160	400	7	1981	4	7210	N	N	12951 SE 159TH ST
002	142380	0160	7/23/02	179900	1160	0	7	1966	4	9330	N	N	11834 SE 165TH ST
002	247325	0470	4/16/03	227500	1170	470	7	1977	4	10600	N	N	13521 SE 161ST PL
002	739930	0450	9/27/02	191850	1170	0	7	1969	4	7770	N	N	1916 ABERDEEN AV SE
002	008800	0113	9/26/02	195000	1170	0	7	1995	3	9380	N	N	11230 SE 164TH ST
002	739930	0410	9/19/03	205000	1180	0	7	1968	4	7876	N	N	2120 SE 20TH CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	896000	0110	8/10/03	190000	1180	0	7	1967	4	7891	N	N	17317 125TH AV SE
002	247325	1180	2/19/03	194950	1180	0	7	1967	4	13650	N	N	16416 139TH PL SE
002	739930	0300	5/29/02	186000	1180	0	7	1969	4	7500	N	N	2115 SE 21ST CT
002	008800	0428	1/30/02	225807	1180	720	7	2002	3	4444	N	N	11122 SE 168TH ST
002	667307	0060	6/24/02	199500	1180	800	7	1981	3	8250	N	N	2205 SE 21ST ST
002	008800	0429	1/30/02	218597	1180	720	7	2002	3	4517	N	N	11120 SE 168TH ST
002	008800	0421	2/4/02	209990	1180	720	7	2002	3	4897	N	N	11126 SE 168TH ST
002	008800	0427	2/4/02	209990	1180	720	7	2002	3	4595	N	N	11124 SE 168TH ST
002	247325	1360	2/22/03	197250	1190	0	7	1968	3	7560	N	N	13817 SE 161ST PL
002	739930	0530	9/2/03	215000	1190	570	7	1968	4	8256	N	N	2133 BLAINE CIR SE
002	864550	0090	8/25/03	232000	1200	0	7	1979	3	7956	N	N	1319 LAKE YOUNGS WY SE
002	143170	0330	3/18/03	214950	1200	720	7	1962	3	10650	N	N	12436 SE 160TH ST
002	722920	0260	9/11/03	189950	1200	0	7	1967	4	8001	N	N	17034 130TH AV SE
002	142360	0150	5/10/02	165000	1200	0	7	1967	4	7325	N	N	16752 125TH AV SE
002	739930	0860	10/27/03	230000	1210	290	7	1968	4	7308	N	N	2006 DAYTON CT SE
002	247338	0640	6/21/03	194990	1210	0	7	1976	3	7000	N	N	16309 128TH PL SE
002	739930	0850	9/13/02	210000	1210	290	7	1968	4	7482	N	N	2012 DAYTON CT SE
002	864553	0370	5/28/03	208000	1210	330	7	1980	3	7560	N	N	3313 SE 16TH PL
002	739930	0810	2/19/02	202000	1210	290	7	1968	4	6972	N	N	2015 DAYTON CT SE
002	247520	0510	8/6/03	195000	1230	0	7	1986	3	5655	N	N	2062 SE 8TH PL
002	864551	1620	2/20/03	209900	1230	650	7	1977	3	8640	N	N	1509 INDEX AV SE
002	864551	0220	6/27/03	254000	1240	890	7	1977	3	11750	N	N	3138 SE 17TH CT
002	247310	0470	1/23/03	240000	1240	430	7	1967	4	11297	N	N	13817 SE 173RD PL
002	247342	0090	4/22/03	233500	1240	500	7	1979	3	7480	N	N	16816 135TH PL SE
002	142370	0330	7/16/03	200000	1240	0	7	1964	4	8144	N	N	16524 118TH AV SE
002	247310	0820	4/17/03	222950	1240	400	7	1967	3	7276	N	N	17263 138TH AV SE
002	247325	0230	2/24/03	227000	1240	280	7	1978	4	12800	N	N	16105 135TH AV SE
002	247325	0640	8/30/02	225000	1240	420	7	1976	4	8585	N	N	16225 137TH PL SE
002	247310	1260	6/20/02	195950	1240	0	7	1967	3	7210	N	N	13641 SE 171ST PL
002	864551	1190	10/14/03	225000	1240	500	7	1977	4	15884	N	N	1301 HARRINGTON AV SE
002	247310	0590	9/24/03	194950	1240	0	7	1967	4	9100	N	N	17204 139TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	142391	1040	12/17/02	194000	1240	620	7	1967	3	7009	N	N	16617 127TH AV SE
002	247339	0070	8/27/02	190000	1240	0	7	1968	4	6678	N	N	16112 133RD PL SE
002	247325	0460	8/29/02	186000	1240	0	7	1976	4	8025	N	N	13511 SE 161ST PL
002	864551	0860	7/31/03	243000	1250	800	7	1977	3	7505	N	N	1732 MONROE AV SE
002	247339	0220	5/15/03	239500	1250	470	7	1968	4	13350	N	N	13232 SE 160TH PL
002	247520	0080	8/27/03	200900	1250	0	7	1987	3	5546	N	N	2415 SE 8TH PL
002	247520	0080	3/21/02	195000	1250	0	7	1987	3	5546	N	N	2415 SE 8TH PL
002	739930	0760	7/31/03	240000	1260	290	7	1968	4	7500	N	N	2100 DAYTON DR SE
002	143150	0210	10/8/02	192000	1260	0	7	1962	4	12740	N	N	12379 SE 160TH ST
002	142360	0390	4/24/02	187000	1260	0	7	1963	4	7280	N	N	16710 126TH AV SE
002	247338	0820	9/26/03	242000	1270	1000	7	1976	4	8280	N	N	13101 SE 164TH ST
002	864554	0290	8/1/03	245000	1270	1120	7	1980	3	8775	N	N	1800 PIERCE AV SE
002	247338	0690	5/28/02	230000	1270	1000	7	1976	4	8400	N	N	12811 SE 164TH ST
002	142380	0680	4/29/02	174000	1270	0	7	1966	3	7700	N	N	12112 SE 168TH ST
002	247520	0010	8/8/03	248500	1280	590	7	1988	3	4085	N	N	2307 SE 8TH DR
002	247520	0620	8/27/03	245000	1280	660	7	1989	3	4804	N	N	2040 SE 8TH PL
002	246070	0560	9/25/03	245000	1280	570	7	1981	3	6050	N	N	15653 129TH CT SE
002	143280	0070	7/25/03	197500	1280	0	7	1961	4	13300	N	N	12636 SE 161ST ST
002	246070	0810	7/2/03	236900	1280	570	7	1979	4	7200	N	N	12921 SE 160TH ST
002	864551	1290	6/6/03	229500	1280	900	7	1977	3	18944	N	N	1612 INDEX AV SE
002	247338	0360	7/15/03	225000	1280	470	7	1977	4	9527	N	N	13122 SE 164TH ST
002	246070	0460	8/27/03	223500	1280	500	7	1981	3	12600	N	N	15618 129TH PL SE
002	864553	0290	4/21/03	225500	1280	700	7	1980	3	8468	N	N	1406 NEWPORT CT SE
002	247338	1170	4/23/03	217500	1280	920	7	1977	3	7875	N	N	16214 128TH PL SE
002	247338	1150	2/1/02	225000	1280	920	7	1977	4	7000	N	N	16304 128TH PL SE
002	864550	1210	9/24/03	216000	1280	960	7	1977	3	7700	N	N	1733 FERNDALE AV SE
002	246070	0690	6/27/02	216300	1280	500	7	1979	3	5775	N	N	12906 SE 158TH PL
002	864552	0160	1/11/02	221000	1280	930	7	1980	3	9317	N	N	3116 SE 20TH CT
002	143290	0210	9/25/03	171500	1280	0	7	1962	4	7381	N	N	12716 SE 164TH ST
002	864553	0430	7/23/03	243000	1290	900	7	1980	4	9222	N	N	1609 OLYMPIA AV SE
002	864554	0310	5/13/03	233000	1290	680	7	1980	4	7442	N	N	1728 PIERCE AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	247520	0790	9/24/02	197500	1290	0	7	1989	3	4113	N	N	2125 SE 8TH DR
002	143140	0250	12/17/02	198000	1290	1010	7	1961	3	8030	N	N	15740 121ST AV SE
002	864551	0960	10/3/02	204100	1290	1000	7	1977	3	9620	N	N	1814 KIRKLAND AV SE
002	142391	0330	1/28/02	167000	1290	0	7	1966	3	7389	N	N	12701 SE 166TH ST
002	143280	0550	7/30/03	193925	1300	0	7	1962	4	7700	N	N	16035 126TH AV SE
002	142380	0250	4/29/02	200000	1300	0	7	1966	4	8050	N	N	16511 120TH AV SE
002	864560	0050	4/28/03	195400	1300	0	7	1963	3	8250	N	N	1424 LAKE YOUNGS WY SE
002	864550	0260	7/29/02	209000	1300	600	7	1965	3	7490	N	N	1433 LAKE YOUNGS WY SE
002	722140	0055	2/3/03	250000	1300	300	7	1956	3	8640	Y	N	311 RENTON AV S
002	142380	0180	9/26/02	197600	1310	0	7	1966	4	7738	N	N	11818 SE 165TH ST
002	864560	0040	9/10/03	174950	1310	0	7	1976	3	7700	N	N	1412 LAKE YOUNGS WY SE
002	246070	0580	8/18/03	191000	1310	0	7	2002	3	6000	N	N	15652 129TH CT SE
002	247340	0630	6/19/03	215250	1320	0	7	1978	3	8341	N	N	16522 133RD PL SE
002	142390	0830	3/21/03	187000	1320	0	7	1966	3	8644	N	N	12309 SE 167TH ST
002	008800	0425	5/2/03	197500	1320	0	7	2003	3	8500	N	N	11116 SE 168TH ST
002	864550	0480	2/12/03	194950	1320	0	7	1968	4	7700	N	N	1606 GLENNWOOD AV SE
002	864551	0310	7/18/02	190000	1320	0	7	1975	3	7872	N	N	1660 KIRKLAND CT SE
002	142380	0870	3/11/02	183300	1320	0	7	1966	4	7770	N	N	16537 121ST AV SE
002	795507	0170	4/22/03	225000	1330	0	7	1979	4	7460	N	N	16037 128TH PL SE
002	247520	0270	3/27/03	234950	1330	0	7	1989	3	4050	Y	N	2332 SE 8TH PL
002	247340	0580	1/23/02	212500	1340	0	7	1978	3	10570	N	N	16620 132ND PL SE
002	246070	0980	5/12/03	206000	1340	0	7	1980	3	7200	N	N	13014 SE 159TH PL
002	247340	0360	12/1/02	204000	1340	0	7	1977	4	9000	N	N	16624 133RD PL SE
002	142380	0350	5/16/02	181000	1340	0	7	1965	3	8520	N	N	16536 119TH AV SE
002	142390	0080	6/18/03	210800	1360	0	7	1966	4	7700	N	N	12303 SE 164TH ST
002	142390	0280	2/22/02	201400	1360	0	7	1966	5	8381	N	N	12113 SE 165TH ST
002	246070	0570	3/15/02	192500	1360	0	7	1981	3	6050	N	N	15657 129TH CT SE
002	246070	0400	3/6/02	195000	1360	0	7	1981	4	8280	N	N	12920 SE 157TH PL
002	864553	0230	6/23/03	249950	1390	450	7	1980	3	14750	N	N	1402 OLYMPIA AV SE
002	793840	0050	4/17/03	200000	1390	0	7	1974	4	10125	N	N	17248 116TH AV SE
002	864551	1260	7/28/03	230000	1390	460	7	1977	3	17990	N	N	1514 INDEX AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	864551	0740	1/8/03	224500	1390	550	7	1976	3	7738	N	N	1675 INDEX AV SE
002	864554	0350	8/25/02	216000	1390	430	7	1980	3	8125	N	N	1708 PIERCE AV SE
002	142390	0410	2/21/03	187500	1390	0	7	1966	4	8250	N	N	12212 SE 166TH ST
002	247310	1430	9/30/03	224950	1400	750	7	1966	4	8580	N	N	17028 136TH PL SE
002	247310	1250	2/5/02	219950	1400	620	7	1967	4	7210	N	N	13635 SE 171ST PL
002	142391	0960	8/12/02	204950	1400	0	7	1967	5	7726	N	N	16606 126TH PL SE
002	142380	0520	11/1/02	185000	1410	0	7	1965	4	8250	N	N	11939 SE 167TH ST
002	247325	0810	9/11/03	219950	1440	0	7	1976	3	7626	N	N	13713 SE 163RD ST
002	247325	1380	8/19/03	209000	1440	0	7	1968	3	8750	N	N	13837 SE 161ST PL
002	247325	0530	5/7/03	189500	1440	0	7	1968	3	8300	N	N	16151 138TH AV SE
002	247325	0510	8/29/02	187000	1440	0	7	1968	4	8400	N	N	13553 SE 161ST PL
002	247325	0110	4/24/03	180000	1440	0	7	1967	4	10500	N	N	13800 SE 161ST PL
002	247520	0590	12/11/02	196000	1460	0	7	1988	3	4692	N	N	2046 SE 8TH PL
002	143300	0050	6/2/03	172700	1460	0	7	1960	4	9122	N	N	12526 SE 172ND ST
002	142380	0640	10/13/03	225000	1470	0	7	1965	4	8050	N	N	11912 SE 168TH ST
002	142390	0050	10/9/02	180000	1470	0	7	1966	3	7700	N	N	12213 SE 164TH ST
002	739930	1240	10/24/03	239950	1480	0	7	1967	4	10981	N	N	1725 ABERDEEN AV SE
002	739930	1240	5/22/03	230000	1480	0	7	1967	4	10981	N	N	1725 ABERDEEN AV SE
002	247325	0760	5/10/03	223000	1480	0	7	1976	3	8085	N	N	13531 SE 163RD ST
002	739930	0430	5/8/03	220950	1480	0	7	1969	4	7920	N	N	2106 SE 20TH CT
002	739930	0270	6/27/03	218750	1480	0	7	1969	4	8228	N	N	2030 ABERDEEN AV SE
002	247338	1290	5/15/03	213052	1480	0	7	1975	3	7390	N	N	16315 131ST AV SE
002	739930	0830	5/12/03	214000	1480	0	7	1968	4	8200	N	N	2024 DAYTON CT SE
002	247325	0650	2/14/02	205000	1480	0	7	1969	3	7210	N	N	13540 SE 163RD ST
002	247310	0990	6/3/02	203485	1480	0	7	1967	4	8755	N	N	17121 139TH PL SE
002	247310	1530	6/25/03	172000	1480	0	7	1966	3	11550	N	N	17010 137TH PL SE
002	722140	0447	9/18/03	300000	1490	0	7	1946	4	18600	Y	N	330 RENTON AV S
002	864551	0890	4/28/03	225000	1490	800	7	1976	3	7300	N	N	1720 MONROE AV SE
002	247310	0610	8/22/03	207900	1500	0	7	1967	3	10340	N	N	17116 139TH PL SE
002	247310	0680	11/27/02	190000	1500	0	7	1967	3	10340	N	N	17237 139TH PL SE
002	143170	0280	6/16/03	246000	1510	1150	7	1962	4	7344	N	N	12630 SE 160TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	739930	0060	2/14/03	215000	1520	0	7	1973	4	9625	N	N	1917 ABERDEEN AV SE
002	722920	0160	10/29/02	206000	1520	0	7	1967	4	8425	N	N	17202 130TH AV SE
002	247340	0370	3/28/02	220000	1540	0	7	1993	3	8400	N	N	16616 133RD PL SE
002	247338	0030	7/24/03	209950	1550	0	7	1969	4	7875	N	N	16104 131ST PL SE
002	142360	0040	1/8/02	180000	1550	0	7	1967	3	7171	N	N	16604 125TH AV SE
002	864551	0170	10/8/03	249000	1560	410	7	1978	3	8820	N	N	1706 LAKE YOUNGS WY SE
002	289270	0080	4/24/03	235000	1560	0	7	1981	3	7213	N	N	17122 113TH AV SE
002	247342	0140	3/24/02	229950	1560	740	7	1979	3	18360	N	N	16817 135TH PL SE
002	247325	0480	12/20/02	197000	1560	0	7	1976	3	8400	N	N	13529 SE 161ST PL
002	247520	0410	9/5/03	232900	1570	0	7	1986	3	4110	N	N	2140 SE 8TH PL
002	142391	0420	5/1/03	217500	1570	0	7	1967	4	10650	N	N	12720 SE 167TH ST
002	667307	0010	10/29/03	215000	1570	0	7	1979	3	8800	N	N	2114 113TH PL SE
002	008800	0451	1/16/02	198000	1570	0	7	1988	3	10125	N	N	10911 SE 164TH ST
002	329470	0461	7/11/03	205000	1570	0	7	1953	4	9750	Y	N	719 JONES AV S
002	722140	0303	4/29/02	274000	1580	0	7	1933	5	9569	Y	N	610 RENTON AV S
002	864550	0830	7/26/02	217000	1600	0	7	1977	3	9450	N	N	1815 GLENNWOOD AV SE
002	246070	0740	4/4/02	223000	1600	600	7	1979	3	7200	N	N	15805 129TH PL SE
002	247339	0120	4/17/02	190000	1600	0	7	1968	3	10472	N	N	13301 SE 160TH PL
002	247339	0520	10/27/03	225000	1610	0	7	1968	4	7480	N	N	16040 132ND PL SE
002	247520	1160	6/19/03	216000	1610	0	7	1986	3	4525	N	N	2223 SE 8TH PL
002	142391	0760	10/16/02	196950	1610	0	7	1968	4	7840	N	N	12615 SE 165TH ST
002	739930	0480	9/15/03	242000	1620	0	7	1975	4	7500	N	N	1902 ABERDEEN AV SE
002	247344	0090	8/14/03	229950	1620	0	7	1969	3	30048	N	N	13411 SE 159TH PL
002	247340	0390	8/13/03	224000	1640	0	7	1977	3	8400	N	N	16600 133RD PL SE
002	142380	0330	5/8/02	184000	1640	0	7	1966	3	7826	N	N	16550 119TH AV SE
002	247338	0040	1/28/02	232950	1650	0	7	1969	5	7875	N	N	16042 131ST PL SE
002	143150	0420	7/25/03	210000	1650	780	7	1962	4	7700	N	N	12334 SE 158TH ST
002	247520	0940	10/14/02	219000	1660	0	7	1988	3	3894	N	N	2106 SE 8TH DR
002	247520	1150	5/29/03	214000	1660	0	7	1986	3	3798	N	N	2221 SE 8TH PL
002	247310	0970	3/25/03	203500	1660	0	7	1967	3	7638	N	N	17109 139TH PL SE
002	247520	0440	6/11/02	204950	1660	0	7	1987	3	4681	N	N	2134 SE 8TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	247310	0730	5/23/02	236000	1670	680	7	1967	4	9888	N	N	17270 138TH AV SE
002	143280	0330	3/19/02	195000	1670	0	7	1961	4	7700	N	N	12654 SE 162ND ST
002	142380	0600	9/13/02	187500	1680	0	7	1965	3	8050	N	N	11936 SE 168TH ST
002	247520	0930	8/14/02	203950	1690	0	7	1987	3	3449	N	N	2114 SE 8TH DR
002	247520	1310	10/30/03	240000	1700	0	7	1987	3	4201	N	N	2306 SE 8TH DR
002	247310	0920	1/30/02	219950	1720	0	7	1988	3	10094	N	N	13731 SE 172ND ST
002	722900	0120	5/2/03	227000	1730	0	7	1959	3	15200	N	N	17212 129TH AV SE
002	247344	0030	6/3/03	235000	1750	0	7	1973	3	7410	N	N	13303 SE 159TH PL
002	247520	0320	5/27/03	240000	1760	0	7	1986	3	4400	Y	N	2234 SE 8TH PL
002	247520	0180	6/30/03	235950	1760	0	7	1986	3	5329	Y	N	2438 SE 8TH PL
002	247325	1370	9/6/02	204950	1760	0	7	1968	4	7560	N	N	13825 SE 161ST PL
002	247520	1220	5/7/02	204900	1760	0	7	1987	3	3877	N	N	2235 SE 8TH PL
002	143170	0090	8/20/03	220000	1770	0	7	1962	4	8030	N	N	12652 SE 158TH ST
002	143170	0460	10/14/03	200000	1770	0	7	1962	3	7626	N	N	12811 SE 158TH ST
002	142370	0310	2/19/02	204950	1780	0	7	1965	4	7700	N	N	16536 118TH AV SE
002	289260	0010	5/6/02	191000	1780	0	7	1950	3	37500	N	N	11215 SE 168TH ST
002	722910	0090	10/18/02	189950	1790	0	7	1963	3	10350	N	N	17015 129TH AV SE
002	247520	1270	3/10/03	230950	1800	0	7	1986	3	4727	N	N	2314 SE 8TH DR
002	722920	0300	4/1/02	199950	1800	0	7	1967	3	8083	N	N	13019 SE 170TH PL
002	142391	0550	7/29/02	214950	1830	0	7	1967	4	7800	N	N	16763 128TH AV SE
002	142350	0630	3/25/02	189950	1840	0	7	1959	4	14300	N	N	12322 SE 164TH ST
002	143170	0440	8/21/03	232000	1960	0	7	1962	3	7544	N	N	12669 SE 160TH ST
002	739930	0520	8/18/03	225000	1960	0	7	1968	3	8589	N	N	2129 BLAINE CIR SE
002	143170	0360	12/18/02	229000	1980	710	7	1962	4	7700	N	N	12611 SE 160TH ST
002	247520	0470	8/26/02	225000	1990	0	7	1986	3	4586	N	N	2070 SE 8TH PL
002	162680	0035	5/24/02	201500	2020	0	7	1990	3	13000	N	N	10805 SE 173RD ST
002	247338	0600	7/30/03	224950	2040	0	7	1969	3	10944	N	N	16211 128TH PL SE
002	008800	0532	11/26/02	214000	2050	0	7	2002	3	10478	N	N	10918 SE 168TH ST
002	247338	0910	11/27/02	254900	2060	0	7	1970	5	11275	N	N	16350 130TH AV SE
002	247338	1230	3/4/03	243500	2190	0	7	1977	4	8478	N	N	16205 131ST AV SE
002	247344	0060	9/9/02	218000	2430	0	7	1973	3	7410	N	N	13325 SE 159TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	142380	0480	9/6/02	226000	2780	0	7	1984	3	10405	N	N	11915 SE 167TH ST
002	272305	9005	8/4/03	222000	3610	0	7	1986	3	20473	N	N	16215 140TH AV SE
002	739910	0170	10/14/03	155000	840	480	8	1966	3	1848	N	N	1609 BLAINE CT SE
002	739910	0190	2/7/03	139950	840	430	8	1966	3	2002	N	N	1613 BLAINE CT SE
002	292305	9083	2/3/03	232000	1210	420	8	1957	4	9750	N	N	11520 SE 176TH ST
002	722140	0165	9/4/03	287000	1220	420	8	1950	3	6750	Y	N	501 RENTON AV S
002	667306	0260	3/21/03	239000	1220	910	8	1979	4	8610	N	N	2111 MONTEREY CT SE
002	564050	0010	1/8/02	282000	1310	0	8	1936	4	27876	Y	N	1326 BEACON WY S
002	739920	0320	9/29/03	270000	1340	730	8	1976	4	8250	N	N	2006 JONES CIR SE
002	739910	0020	9/17/02	165000	1390	0	8	1966	3	1848	N	N	1598 ABERDEEN CT SE
002	386480	0080	4/3/03	194500	1390	0	8	2002	3	3631	N	N	17306 125TH AV SE
002	386480	0090	4/29/03	194500	1390	0	8	2002	3	3633	N	N	17312 125TH AV SE
002	386480	0120	2/28/03	192650	1390	0	8	2002	3	3641	N	N	17330 125TH AV SE
002	386480	0130	2/13/03	191900	1390	0	8	2002	3	3643	N	N	17336 125TH AV SE
002	667305	0300	1/27/03	224000	1450	0	8	1978	4	8750	N	N	1716 SE 21ST PL
002	739920	0420	2/8/02	230000	1460	410	8	1966	3	11500	N	N	1925 SE 19TH CT
002	667306	0210	8/13/03	243500	1490	780	8	1979	4	7980	N	N	2008 SE 22ND PL
002	667306	0020	2/25/03	220000	1490	780	8	1979	4	7752	N	N	2001 SE 22ND PL
002	386480	0100	5/23/03	221500	1550	0	8	2002	3	4432	N	N	17318 125TH AV SE
002	386480	0110	7/17/03	219500	1550	0	8	2002	3	4435	N	N	17324 125TH AV SE
002	739900	0490	7/26/02	217000	1550	0	8	1965	3	8200	N	N	1725 ROLLING HILLS AV SE
002	739900	0550	8/12/02	255000	1570	400	8	1965	4	7560	N	N	2024 SE 17TH CT
002	739900	0300	9/17/02	285500	1670	1200	8	1969	4	8811	N	N	1711 KENNEWICK CT SE
002	739920	0800	2/13/03	260000	1680	430	8	1970	4	8400	N	N	1929 JONES CT SE
002	739900	0580	7/8/03	258000	1680	500	8	1969	4	7000	N	N	2002 SE 17TH CT
002	739920	0340	5/13/02	259950	1720	730	8	1977	3	7980	N	N	1924 ROLLING HILLS AV SE
002	739900	0440	10/16/02	250000	1770	0	8	1965	4	9600	N	N	1933 SE 16TH PL
002	739920	0830	7/24/03	290000	1840	1840	8	1973	4	8330	N	N	2013 ROLLING HILLS AV SE
002	722140	0475	6/10/03	420000	1880	0	8	1949	3	31175	Y	N	520 HIGH AV S
002	739920	0150	12/23/02	249950	1930	0	8	1967	4	8526	N	N	1802 SE 18TH PL
002	739920	0140	3/8/02	288000	1970	1900	8	1977	3	6534	N	N	1817 LINCOLN CIR SE

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002	386480	0010	4/29/03	268685	2000	0	8	2002	3	6313	N	N	17228 125TH AV SE
002	386480	0050	8/27/03	264000	2000	0	8	2002	3	5466	N	N	17252 125TH AV SE
002	386480	0070	6/19/03	273500	2060	0	8	2002	3	6595	N	N	17264 125TH AV SE
002	386480	0060	2/26/03	266900	2060	0	8	2002	3	6562	N	N	17258 125TH AV SE
002	329470	0361	11/6/02	252800	2140	0	8	1965	3	10400	N	N	802 HIGH AV S
002	282305	9099	2/10/03	271600	2260	0	8	1980	4	70567	N	N	12844 SE 168TH ST
002	722140	0168	10/17/03	328000	2350	0	8	1992	3	7500	Y	N	436 CEDAR AV S
002	739920	0350	3/18/02	250000	2540	0	8	1976	3	9500	N	N	2009 LINCOLN CIR SE
002	739920	0760	5/2/02	257000	2680	0	8	1978	3	8378	N	N	1910 JONES CT SE
002	247520	0390	4/23/03	330000	2940	0	8	1986	4	5019	Y	N	2220 SE 8TH PL
002	722140	0201	8/23/02	480000	2080	1240	9	1991	3	10875	Y	N	527 RENTON AV S
002	564050	0005	9/20/02	500000	1770	1600	10	1996	3	8246	Y	N	1318 BEACON WY S
003	519800	0070	6/3/03	170000	1030	0	6	1968	4	9271	N	N	16301 SE PETROVITSKY RD
003	132833	0560	9/22/03	235000	960	670	7	1981	3	8760	N	N	17730 153RD CT SE
003	132834	0420	2/22/02	200000	1000	260	7	1981	3	7350	N	N	17654 152ND PL SE
003	132834	0020	3/27/02	192500	1040	490	7	1980	3	6700	N	N	15320 SE 179TH ST
003	132830	1230	9/15/03	245000	1080	530	7	1977	3	8260	N	N	17728 159TH AV SE
003	132830	0980	10/21/02	230000	1080	810	7	1977	3	8280	N	N	15935 SE 177TH ST
003	132830	0560	10/25/02	214950	1080	530	7	1977	4	6804	N	N	17702 160TH AV SE
003	247341	0070	5/12/03	253000	1140	1000	7	1976	4	7210	N	N	17407 158TH AV SE
003	132834	0300	4/29/03	254000	1170	680	7	1981	4	10720	N	N	17710 153RD AV SE
003	247341	0690	10/26/02	235000	1170	940	7	1975	3	7208	N	N	17335 159TH AV SE
003	132830	0380	10/24/03	233000	1170	530	7	1977	4	6825	N	N	17729 161ST AV SE
003	132834	0680	9/29/03	223000	1180	0	7	1980	3	10080	N	N	15201 SE 179TH ST
003	132834	0040	6/19/03	195000	1180	0	7	1980	3	7844	N	N	15304 SE 179TH ST
003	132834	0750	8/7/02	215000	1180	350	7	1980	4	9432	N	N	15319 SE 179TH ST
003	247341	0530	5/19/03	262950	1200	620	7	1975	4	7210	N	N	17414 158TH AV SE
003	132830	0350	2/25/03	236000	1230	770	7	1977	4	6784	N	N	17707 161ST AV SE
003	132830	0160	6/23/03	224950	1240	840	7	1977	3	7700	N	N	17826 161ST AV SE
003	132833	0880	2/28/02	219500	1270	290	7	1983	3	7350	N	N	15411 SE 176TH PL
003	247341	0180	9/25/02	220219	1270	680	7	1976	3	7210	N	N	15700 SE 175TH ST

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003	132830	0330	2/13/03	232550	1340	970	7	1977	3	8100	N	N	17625 161ST AV SE
003	247346	0350	9/18/03	218000	1350	0	7	1977	3	8640	N	N	16072 SE 172ND PL
003	132830	0120	3/22/02	234000	1370	650	7	1977	3	7000	N	N	16109 SE 179TH ST
003	132834	0490	12/6/02	220000	1370	0	7	1983	4	7350	N	N	15233 SE 176TH PL
003	132830	0280	8/27/02	239950	1400	510	7	1978	4	7875	N	N	17602 161ST AV SE
003	132830	0270	7/22/02	238450	1420	580	7	1978	3	6825	N	N	17610 161ST AV SE
003	132830	1250	5/7/02	235900	1430	860	7	1977	3	9100	N	N	17712 159TH AV SE
003	132830	0770	4/8/03	249500	1470	1000	7	1977	4	6650	N	N	15907 SE 176TH PL
003	132835	0100	8/19/03	240000	1500	0	7	1984	3	9617	N	N	15831 SE 180TH CT
003	132835	0050	10/25/02	224000	1500	0	7	1983	3	6892	N	N	15838 SE 180TH CT
003	132830	1200	9/23/03	274900	1520	510	7	1977	3	12600	N	N	15920 SE 178TH ST
003	132833	0890	8/7/02	233000	1540	0	7	1981	3	7350	N	N	15417 SE 176TH PL
003	132835	0170	8/27/03	264950	1550	300	7	1985	4	7895	N	N	18004 158TH PL SE
003	132833	0070	7/28/03	216950	1550	0	7	1979	3	7725	N	N	15500 SE 179TH ST
003	132835	0190	6/20/02	242050	1550	800	7	1985	3	7693	N	N	17918 158TH PL SE
003	132830	1180	7/15/03	219950	1710	0	7	1977	4	9000	N	N	15909 SE 178TH ST
003	247341	0240	1/23/03	227500	1790	180	7	1977	3	8034	N	N	15647 SE 175TH PL
003	132830	0660	1/7/02	230000	2260	0	7	1977	3	6930	N	N	15940 SE 176TH PL
003	132832	0080	6/19/02	239900	1110	530	8	1979	3	7840	N	N	16233 SE 179TH ST
003	132834	0700	4/1/03	240000	1120	550	8	1980	3	10200	N	N	15211 SE 179TH ST
003	247335	0040	10/14/02	230000	1170	500	8	1976	3	9256	N	N	16203 142ND AV SE
003	247349	0070	3/25/03	193950	1170	0	8	1969	3	8806	N	N	15046 SE FAIRWOOD BL
003	140260	0660	7/22/02	221760	1180	380	8	1981	3	7676	N	N	18312 151ST CT SE
003	140260	0570	3/11/02	230000	1200	380	8	1981	3	6561	N	N	18325 152ND AV SE
003	247341	0510	5/15/02	243000	1230	820	8	1975	3	7210	N	N	17428 158TH AV SE
003	247341	1290	7/10/02	240000	1270	500	8	1974	3	9696	N	N	17151 158TH CT SE
003	247346	0800	10/22/02	232500	1270	840	8	1978	3	9000	N	N	17431 161ST AV SE
003	247345	0050	5/23/02	251000	1290	960	8	1980	3	9945	N	N	16031 SE 167TH PL
003	247346	0740	8/20/02	243000	1290	750	8	1978	3	10350	N	N	17309 161ST AV SE
003	247346	0130	9/24/03	241950	1290	500	8	1978	3	9016	N	N	16104 SE 175TH ST
003	247345	0800	1/16/02	229950	1290	860	8	1979	3	7575	N	N	16228 SE 165TH ST

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003	247349	0050	8/8/03	265950	1300	740	8	1969	4	8262	N	N	15054 SE FAIRWOOD BL
003	247341	1040	4/14/03	215000	1300	480	8	1977	3	7360	N	N	17304 160TH AV SE
003	247349	0120	5/16/03	209950	1320	0	8	1969	3	17760	N	N	15026 SE FAIRWOOD BL
003	247349	0100	7/24/03	280000	1330	1040	8	1977	3	15400	N	N	15034 SE FAIRWOOD BL
003	247346	0290	8/15/03	273000	1330	350	8	1977	4	8250	N	N	16114 SE 174TH ST
003	247346	0650	10/15/02	235000	1330	0	8	1978	3	7848	N	N	17333 160TH AV SE
003	247346	0120	3/4/02	237000	1330	360	8	1978	3	8820	N	N	16110 SE 175TH ST
003	247348	0520	10/15/03	260000	1330	440	8	1981	4	8755	N	N	16232 SE 174TH ST
003	247346	0520	7/16/02	235000	1330	980	8	1978	3	7772	N	N	16064 SE 173RD ST
003	247347	0190	9/9/03	244950	1330	630	8	1980	4	8820	N	N	16524 162ND PL SE
003	247345	0040	6/27/02	238500	1330	630	8	1980	4	7272	N	N	16027 SE 167TH PL
003	247347	0190	3/19/02	222000	1330	630	8	1980	4	8820	N	N	16524 162ND PL SE
003	140265	0220	9/3/03	292950	1350	400	8	1985	3	9266	N	N	18306 155TH PL SE
003	247345	0450	1/29/02	244950	1350	1240	8	1979	3	7210	N	N	16807 163RD PL SE
003	132831	0240	8/1/02	242000	1360	900	8	1977	3	12800	N	N	15518 SE 176TH PL
003	247350	0090	1/14/02	230000	1360	440	8	1976	3	7665	N	N	15509 SE 175TH CT
003	132833	0270	4/23/02	215700	1360	600	8	1978	3	8748	N	N	17830 154TH AV SE
003	132832	0780	5/5/03	215000	1360	1010	8	1979	3	7350	N	N	17618 162ND AV SE
003	132833	0080	11/4/03	229000	1370	440	8	1978	3	6375	N	N	15503 SE 178TH PL
003	247337	2120	10/15/02	255000	1380	500	8	1976	3	7875	N	N	16924 155TH PL SE
003	247300	0860	2/14/02	230000	1410	690	8	1966	3	7875	N	N	14320 SE 170TH ST
003	247345	0820	5/8/03	260000	1420	650	8	1979	4	10455	N	N	16216 SE 165TH ST
003	132832	1080	8/22/03	239950	1420	970	8	1979	3	8360	N	N	16232 SE 179TH ST
003	247300	0700	2/20/02	224950	1430	0	8	1969	3	9360	N	N	14304 SE 169TH ST
003	247335	1520	7/28/03	235000	1440	0	8	1976	3	19200	N	N	14100 SE 162ND PL
003	247337	1520	10/17/02	236000	1440	0	8	1974	4	7350	N	N	17018 156TH AV SE
003	247348	0860	6/7/02	269000	1440	1230	8	1981	3	7630	N	N	17220 163RD PL SE
003	247352	0100	3/12/02	236000	1440	690	8	1980	3	7700	N	N	15829 SE 167TH PL
003	247337	0040	6/10/03	263500	1450	720	8	1968	3	14600	N	N	15031 SE FAIRWOOD BL
003	140263	0030	6/19/03	260000	1450	410	8	1985	3	7106	N	N	18221 153RD AV SE
003	247341	0950	2/20/02	215500	1460	0	8	1976	4	7107	N	N	17229 160TH AV SE

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003	247348	0330	5/28/03	260000	1470	1140	8	1981	3	9375	N	N	16220 SE 172ND CT
003	247341	0790	1/17/02	258000	1480	750	8	1976	4	7208	N	N	17418 159TH AV SE
003	247346	0710	8/1/02	215000	1480	0	8	1978	3	7632	N	N	17310 160TH PL SE
003	247346	0750	7/23/03	229000	1480	560	8	1978	4	8260	N	N	17401 161ST AV SE
003	247335	0500	4/18/02	287500	1490	860	8	1976	4	8610	N	N	14325 SE 163RD ST
003	247341	0490	3/14/03	240000	1490	0	8	1975	4	7210	N	N	17442 158TH AV SE
003	247337	1370	9/6/02	233000	1500	0	8	1971	4	8056	N	N	16905 157TH PL SE
003	247341	1270	11/25/02	230000	1530	0	8	1976	3	7810	N	N	17160 158TH CT SE
003	247337	2090	7/15/02	225000	1540	0	8	1976	3	7560	N	N	15612 SE FAIRWOOD BL
003	247345	0360	12/3/02	242000	1540	460	8	1979	3	8147	N	N	16609 163RD PL SE
003	247351	0300	6/19/03	253900	1540	1250	8	1977	3	7875	N	N	17543 152ND PL SE
003	247337	0930	5/15/03	240000	1550	0	8	1974	3	7665	N	N	17035 159TH PL SE
003	247335	1230	4/5/02	234950	1550	460	8	1968	3	12665	N	N	16304 145TH AV SE
003	247347	0130	6/12/03	265000	1560	700	8	1980	3	7350	N	N	16558 162ND PL SE
003	247345	0110	9/24/03	235000	1580	0	8	1980	3	8614	N	N	16022 SE 167TH PL
003	247352	0410	8/21/03	258000	1590	0	8	1978	3	11250	N	N	16644 157TH CT SE
003	140260	0380	6/18/03	245000	1590	0	8	1981	3	7536	N	N	18308 152ND CT SE
003	247337	2480	6/18/02	288450	1600	850	8	1974	4	12360	N	N	15450 SE FAIRWOOD BL
003	247352	0600	8/11/03	306000	1610	830	8	1979	3	15000	N	N	15814 SE 166TH PL
003	247335	1470	9/9/03	275000	1610	780	8	1974	3	15200	N	N	14210 SE 162ND PL
003	247337	0560	12/11/02	280000	1610	960	8	1974	4	6890	N	N	15614 SE 173RD ST
003	247337	1770	8/28/03	252000	1610	730	8	1973	3	7700	N	N	15822 SE FAIRWOOD BL
003	247341	1150	4/11/03	228000	1610	730	8	1975	3	7140	N	N	16031 SE 172ND PL
003	247348	0710	8/20/02	215000	1610	0	8	1980	3	8840	N	N	16235 SE 175TH PL
003	247346	0670	5/15/03	286000	1620	900	8	1978	4	8050	N	N	17341 160TH AV SE
003	247345	1020	7/29/03	264000	1620	900	8	1979	3	8000	N	N	16008 SE 164TH PL
003	247346	0880	8/7/02	246000	1620	420	8	1978	3	8800	N	N	15916 SE 175TH ST
003	132832	0030	2/21/03	240000	1620	1000	8	1980	3	6930	N	N	16133 SE 179TH ST
003	247352	0130	9/19/03	275000	1640	630	8	1979	3	12598	N	N	15843 SE 167TH PL
003	937870	0110	6/9/03	262000	1650	780	8	1990	3	16625	N	N	16013 SE 180TH PL
003	247341	1210	6/16/03	244950	1660	0	8	1974	3	8160	N	N	16000 SE 172ND PL

Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	140264	0420	8/8/02	292500	1670	880	8	1984	3	7443	N	N	18223 150TH AV SE
003	247337	2260	2/20/03	262000	1670	700	8	1977	4	7875	N	N	16812 155TH PL SE
003	247337	0350	2/6/03	337950	1680	0	8	1973	5	9401	N	N	17327 156TH AV SE
003	140265	0100	7/1/03	317000	1680	650	8	1986	3	8608	N	N	15375 SE 183RD DR
003	132832	0580	5/1/03	275000	1680	1620	8	1979	4	9440	N	N	16226 SE 178TH PL
003	247335	0350	12/23/02	244950	1690	0	8	1968	4	8400	N	N	14318 SE 164TH ST
003	247300	1430	7/28/03	280000	1700	0	8	1968	3	10200	N	N	14605 SE FAIRWOOD BL
003	247335	0360	12/13/02	245000	1700	0	8	1968	4	8400	N	N	14312 SE 164TH ST
003	132832	1020	8/21/02	257000	1700	1050	8	1979	3	7350	N	N	17727 163RD PL SE
003	247341	0760	2/18/03	221500	1700	0	8	1975	4	8774	N	N	15909 SE 175TH ST
003	140265	0330	4/11/02	287500	1710	840	8	1986	3	8240	N	N	18233 155TH PL SE
003	140262	0180	5/9/03	289950	1720	800	8	1983	3	8531	N	N	14922 SE 183RD ST
003	247345	1180	4/25/03	259950	1720	800	8	1980	4	10682	N	N	15925 SE 166TH PL
003	132831	0310	5/15/02	229950	1730	910	8	1978	3	7704	N	N	17621 157TH AV SE
003	247351	0260	6/18/03	349950	1750	1640	8	1978	3	9760	N	N	15218 SE 175TH PL
003	247351	0090	9/26/03	249950	1750	0	8	1977	3	8900	N	N	15419 SE 176TH ST
003	247335	0050	6/11/03	262500	1770	550	8	1968	3	13120	N	N	16213 142ND AV SE
003	247337	2710	6/6/02	245950	1780	0	8	1973	4	8066	N	N	15246 SE FAIRWOOD BL
003	247346	0450	5/22/02	226000	1780	0	8	1978	4	8320	N	N	16055 SE 172ND PL
003	247300	3310	9/18/03	261900	1790	0	8	1967	3	9000	N	N	16703 145TH AV SE
003	247337	1560	9/3/03	275000	1790	0	8	1974	4	7931	N	N	15611 SE FAIRWOOD BL
003	247300	1110	5/17/02	229950	1790	0	8	1966	3	7875	N	N	16802 143RD AV SE
003	247300	0610	12/23/02	322500	1820	1510	8	1977	4	10010	N	N	14426 SE 169TH ST
003	247335	0160	7/18/03	249950	1830	0	8	1968	4	8814	N	N	14230 SE 163RD PL
003	247345	0840	9/5/03	239950	1830	0	8	1979	3	7210	N	N	16503 162ND AV SE
003	247345	0840	9/26/02	230000	1830	0	8	1979	3	7210	N	N	16503 162ND AV SE
003	247337	1320	9/29/03	267950	1840	0	8	1972	3	8736	N	N	15840 SE 169TH PL
003	247320	0070	10/25/02	288000	1840	0	8	1967	3	11440	N	N	14800 SE 170TH ST
003	247300	0690	6/6/03	260000	1840	0	8	1969	3	8400	N	N	14312 SE 169TH ST
003	247300	2510	4/10/03	359950	1850	370	8	1967	5	13000	N	N	17204 147TH AV SE
003	132832	0840	8/19/03	244500	1850	0	8	1979	3	6900	N	N	17621 162ND PL SE

Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	247337	0130	9/29/03	267000	1860	0	8	1968	3	8932	N	N	15051 SE FAIRWOOD BL
003	247335	1420	4/26/03	256000	1860	0	8	1973	4	16646	N	N	14302 SE 162ND PL
003	937870	0160	5/22/02	255000	1860	0	8	1990	3	10124	N	N	16039 SE 180TH PL
003	247300	0060	4/30/03	229500	1870	0	8	1967	3	9430	N	N	16409 142ND PL SE
003	247348	0960	6/27/03	274900	1910	0	8	1986	3	7446	N	N	16110 SE 171ST PL
003	247348	0300	6/14/03	280000	1920	0	8	1985	3	11160	N	N	17105 163RD PL SE
003	247337	0960	12/19/02	259950	1920	0	8	1974	5	7875	N	N	15822 SE 171ST PL
003	247300	3130	3/5/02	240450	1940	0	8	1967	4	8664	N	N	14509 SE 167TH ST
003	247353	0060	9/15/03	299000	1950	0	8	1994	3	7541	N	N	16045 SE 170TH CT
003	247300	0260	4/24/03	265000	1960	0	8	1966	5	9438	N	N	14125 SE 167TH ST
003	247335	0180	7/21/03	252500	1980	480	8	1968	3	11979	N	N	14218 SE 163RD PL
003	140266	0290	3/12/03	245000	1980	0	8	1986	3	8016	N	N	15708 SE 184TH ST
003	247345	0620	2/25/03	291375	2000	1120	8	1979	3	11875	N	N	16806 163RD PL SE
003	140265	0050	6/19/02	284900	2000	0	8	1986	3	7008	N	N	15345 SE 183RD DR
003	140260	0130	10/20/03	288950	2030	0	8	1983	3	6496	N	N	18210 152ND AV SE
003	140260	0080	11/25/02	264000	2030	0	8	1983	3	12000	N	N	18217 152ND AV SE
003	247337	0510	10/24/02	226000	2030	0	8	1974	3	9030	N	N	17322 156TH AV SE
003	247300	0240	2/25/02	242500	2040	480	8	1967	3	11424	N	N	14111 SE 167TH ST
003	247348	0150	8/30/02	280000	2050	0	8	1983	4	8400	N	N	16017 SE 169TH PL
003	247300	0600	9/21/03	245000	2050	0	8	1967	3	11557	N	N	14506 SE 170TH ST
003	132832	0500	9/3/02	250000	2050	0	8	1979	4	7373	N	N	17835 162ND AV SE
003	247337	1700	9/24/03	330000	2070	0	8	1974	4	8736	N	N	15845 SE FAIRWOOD BL
003	247300	0990	12/2/02	273000	2070	0	8	1969	3	8475	N	N	16919 143RD AV SE
003	140260	0240	6/13/03	269900	2070	0	8	1983	3	7316	N	N	15238 SE 183RD DR
003	247348	0800	7/11/03	314950	2080	0	8	1984	3	9265	N	N	17318 163RD PL SE
003	247341	0820	8/11/03	264950	2080	0	8	1976	3	7208	N	N	17400 159TH AV SE
003	247348	0240	6/18/03	289950	2080	0	8	1986	3	7350	N	N	17200 161ST AV SE
003	140265	0380	10/10/03	267000	2080	0	8	1987	3	8425	N	N	15374 SE 183RD DR
003	247345	0410	3/7/02	252000	2080	950	8	1980	3	7533	N	N	16711 163RD PL SE
003	247341	0920	8/21/02	224000	2080	0	8	1976	4	7872	N	N	17211 160TH AV SE
003	247300	1830	4/22/03	275000	2100	0	8	1968	4	9600	N	N	14818 SE 172ND PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	247341	0130	1/14/02	254000	2100	0	8	1975	4	7004	N	N	17449 158TH AV SE
003	247346	0720	11/20/02	249950	2100	0	8	1978	4	8190	N	N	17302 160TH PL SE
003	247300	2090	4/23/02	270500	2140	0	8	1968	3	9000	N	N	17213 146TH AV SE
003	247351	0420	9/2/03	269400	2150	0	8	1977	3	13800	N	N	15221 SE 175TH PL
003	140260	0300	8/28/03	295000	2170	0	8	1981	3	6582	N	N	18314 153RD PL SE
003	247337	0300	11/5/03	380000	2190	580	8	1974	5	9906	N	N	17125 156TH AV SE
003	247320	0040	5/1/02	275000	2220	0	8	1967	3	9600	N	N	14812 SE 170TH ST
003	247348	0560	2/22/02	283000	2230	240	8	1984	3	10290	N	N	16219 SE 174TH ST
003	140265	0130	9/12/03	294950	2240	0	8	1986	3	8961	N	N	18315 155TH PL SE
003	140260	0120	3/21/02	280000	2240	0	8	1983	3	8871	N	N	18206 152ND AV SE
003	247345	0470	11/4/02	259950	2250	0	8	1979	4	17624	N	N	16821 163RD PL SE
003	247300	2050	7/9/03	346950	2260	0	8	1967	4	10800	N	N	17109 146TH AV SE
003	247300	3560	9/16/02	250000	2270	0	8	1967	3	9450	N	N	16255 141ST AV SE
003	247300	1200	8/13/03	267500	2280	0	8	1967	3	8772	N	N	14200 SE 165TH PL
003	247352	0810	11/13/02	283750	2280	290	8	1979	4	8680	N	N	15427 SE 167TH PL
003	247345	0490	6/19/02	257000	2280	0	8	1979	3	11200	N	N	16831 163RD PL SE
003	247300	2610	1/18/02	270000	2320	0	8	1968	4	9600	N	N	14829 SE 172ND PL
003	247335	1330	5/20/03	310000	2340	1070	8	1968	4	15168	N	N	14420 SE 162ND PL
003	247352	0680	6/24/03	279950	2340	0	8	1978	3	16100	N	N	15746 SE 166TH PL
003	247300	2970	4/9/03	255000	2350	0	8	1968	3	8400	N	N	14666 SE FAIRWOOD BL
003	140264	0580	11/1/02	285000	2360	0	8	1987	3	8514	N	N	18314 149TH AV SE
003	140260	0650	2/19/02	279000	2360	0	8	1983	3	7522	N	N	18308 151ST CT SE
003	140265	0230	12/4/02	277000	2360	0	8	1985	3	9963	N	N	15509 SE 183RD DR
003	247337	2650	4/8/03	265800	2370	0	8	1968	4	14403	N	N	17210 154TH CT SE
003	247353	0020	9/22/03	325000	2370	0	8	1993	3	7502	N	N	17042 160TH PL SE
003	140267	0220	7/10/02	279950	2370	0	8	1985	3	10767	N	N	18210 159TH CT SE
003	247300	0020	10/24/02	269000	2390	0	8	1967	3	10318	N	N	14111 SE FAIRWOOD BL
003	247337	2130	5/6/02	250000	2390	0	8	1975	3	9180	N	N	16916 155TH PL SE
003	140264	0490	11/4/02	295000	2410	0	8	1985	3	7380	N	N	18315 150TH AV SE
003	140267	0300	5/29/03	293000	2410	0	8	1985	3	12050	N	N	18135 160TH AV SE
003	247337	1230	3/25/02	257500	2440	0	8	1974	4	7875	N	N	16932 157TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	247353	0300	3/21/02	330500	2450	0	8	1994	3	11376	N	N	16047 SE 171ST PL
003	140264	0430	8/19/02	295000	2470	0	8	1984	3	7344	N	N	18227 150TH AV SE
003	247345	1190	9/26/02	265000	2470	0	8	1980	3	9240	N	N	16641 160TH PL SE
003	247300	1140	9/16/03	298000	2500	0	8	1967	4	10246	N	N	16415 143RD PL SE
003	140261	0180	4/23/03	292500	2530	0	8	1983	3	8702	N	N	14909 SE 181ST ST
003	247345	0760	6/18/02	254950	2530	0	8	1979	3	7469	N	N	16315 SE 165TH ST
003	247353	0360	4/25/03	334500	2550	0	8	1992	3	7150	N	N	17032 160TH AV SE
003	132832	0930	10/30/02	322000	2600	730	8	1980	5	7490	N	N	17608 162ND PL SE
003	140262	0060	1/16/02	299900	2610	0	8	1984	3	15000	N	N	18215 149TH AV SE
003	247353	0200	7/9/03	330000	2640	0	8	1994	3	6863	N	N	17045 160TH AV SE
003	247353	0130	10/15/03	322000	2640	0	8	1993	3	8849	N	N	16008 SE 170TH PL
003	140264	0140	10/27/03	310000	2690	0	8	1988	3	8080	N	N	15005 SE 184TH ST
003	247337	0310	9/27/02	320000	2780	1530	8	1973	3	9600	N	N	17141 156TH AV SE
003	247300	0350	6/11/02	304900	2840	0	8	1967	4	9525	N	N	16809 142ND AV SE
003	247353	0410	2/12/02	344950	2840	0	8	1993	3	8485	N	N	17025 160TH PL SE
003	247337	1820	6/6/03	310000	2880	0	8	1971	3	8690	N	N	15716 SE 168TH ST
003	140270	0010	6/7/02	330000	2880	0	8	1999	3	4450	N	N	16010 SE 184TH ST
003	247335	1190	10/17/03	273500	2890	0	8	1969	3	10500	N	N	14514 SE 165TH PL
003	140270	0170	9/9/02	333800	2900	0	8	1999	3	5030	N	N	18340 160TH PL SE
003	247352	0280	2/26/02	265000	2920	0	8	1980	3	7350	N	N	15742 SE 167TH PL
003	247300	1530	8/16/02	304000	2930	0	8	1969	3	9600	N	N	14801 SE FAIRWOOD BL
003	140270	0100	6/11/02	345000	3040	0	8	1999	3	4602	N	N	18317 160TH PL SE
003	140265	0310	6/13/03	318500	3160	0	8	1985	3	7993	N	N	18236 155TH PL SE
003	132832	0490	9/9/03	312450	3190	0	8	1979	3	7350	N	N	17829 162ND AV SE
003	132832	0350	9/7/03	287000	3190	0	8	1979	3	7700	N	N	17601 162ND AV SE
003	132831	0410	1/30/03	294000	3190	0	8	1978	4	7210	N	N	15618 SE 178TH ST
003	247345	1210	6/18/02	275000	3220	0	8	1980	3	7000	N	N	16653 160TH PL SE
003	247337	0190	8/30/02	357500	3250	0	8	1973	5	11648	N	N	15413 SE FAIRWOOD BL
003	247335	0780	9/25/02	275000	3300	0	8	1969	3	10573	N	N	16516 145TH AV SE
003	247300	2200	9/5/02	396000	3310	0	8	1969	5	9600	N	N	14641 SE 173RD ST
003	247337	2240	3/18/02	280000	3430	0	8	1977	4	8085	N	N	15510 SE 169TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	247337	1450	5/22/02	330500	3600	0	8	1975	5	8560	N	N	16947 157TH PL SE
003	247300	2150	1/25/02	365000	3700	0	8	1968	5	9600	N	N	14611 SE 173RD ST
003	247337	0880	7/2/03	347000	3790	0	8	1971	5	10080	N	N	16804 159TH PL SE
003	247300	2110	3/13/02	330000	1860	0	9	1969	4	7700	N	N	14603 SE 173RD ST
003	247337	2320	5/29/02	327500	2140	0	9	1974	4	9912	N	N	16765 154TH AV SE
003	247348	0070	7/8/02	359600	2880	0	9	1985	3	13750	N	N	16033 SE FAIRWOOD BL
003	885690	0340	7/26/02	403500	2280	0	10	1985	3	19238	N	N	15813 SE 160TH PL
003	885690	0050	6/8/02	389000	3080	0	10	1987	3	17125	N	N	16032 160TH PL SE
003	352305	9004	10/9/02	547000	3460	0	10	2002	3	37461	N	N	16145 SE OLD PETROVITSKY RD

Improved Sales Removed from this Annual Update Analysis
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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	008800	0071	11/15/02	142000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	008800	0106	2/12/02	94500	ASSUMPTION OF MTG W/NO ADDL PAID
002	008800	0170	7/28/03	90000	DOR RATIO
002	008800	0400	8/11/03	415000	TEAR DOWN
002	008800	0442	2/14/03	147023	EXEMPT FROM EXCISE TAX
002	008800	0470	2/19/02	165000	NON-REPRESENTATIVE SALE
002	008800	0690	5/6/02	274500	PARTIAL INTEREST (103, 102, Etc.)
002	142320	0045	10/14/03	139000	NON-REPRESENTATIVE SALE
002	142320	0060	5/20/02	104752	IMP. CHARS CHANGED SINCE SALE; DOR RATIO
002	142340	0280	6/25/03	75884	DOR RATIO
002	142350	0220	9/26/02	30180	QUIT CLAIM DEED; DOR RATIO
002	142360	0280	7/9/03	38008	DOR RATIO
002	142370	0110	7/18/02	176000	NO MARKET EXPOSURE
002	142380	0340	4/11/02	120000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	142380	0850	9/6/02	185000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	142380	0960	10/21/03	102539	DOR RATIO
002	142390	0490	12/24/02	9217	QUIT CLAIM DEED; DOR RATIO
002	142391	0960	8/2/02	204950	RELOCATION - SALE TO SERVICE;
002	142391	1050	7/22/03	90000	DOR RATIO
002	143140	0020	12/16/02	138000	QUIT CLAIM DEED
002	143150	0240	12/12/02	208500	SELLING/BUYING COSTS AFFECT SALE PRICE
002	143160	0190	9/30/02	175000	FORCED SALE
002	143170	0260	11/11/02	176632	FORCED SALE
002	143170	0360	8/9/02	182751	CONTRACT OR CASH SALE
002	143170	0460	4/24/02	150000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	143240	0285	8/26/02	140650	NON-REPRESENTATIVE SALE
002	143240	0630	3/11/02	148663	BANKRUPTCY - RECEIVER OR TRUSTEE
002	143240	0630	6/27/02	169500	NO MARKET EXPOSURE
002	143240	0855	10/24/03	112257	RELATED PARTY, FRIEND, NEIGHBOR; Q.C.D.
002	143240	0885	8/7/02	130000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	143240	0890	4/1/03	125000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	143240	1055	4/9/03	220000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	143260	0220	10/25/02	147000	FORCED SALE
002	143270	0810	1/3/02	126000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	143270	1040	1/18/02	138000	ESTATE ADMINISTRATOR/ EXECUTOR
002	143270	1280	1/23/03	159650	GOVT AGENCY; EXEMPT FROM EXCISE TAX
002	143270	1280	10/2/02	151172	NO MARKET EXPOSURE
002	143270	1460	8/5/02	165000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	143290	0250	1/24/03	150000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	143300	0060	3/4/03	134016	EXEMPT FROM EXCISE TAX
002	162680	0030	3/26/03	150000	ESTATE ADMINISTRATOR/ EXECUTOR
002	246070	0670	4/2/02	190000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	246070	0870	9/23/02	220000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	247310	0180	11/11/02	215000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	247310	0260	6/27/02	123000	NO MKT EXP; IMP CHARS CHGD SINCE SALE
002	247310	0340	9/17/02	169000	SELLING/BUYING COSTS AFFECT SALE PRICE

Improved Sales Removed from this Annual Update Analysis

Area 30

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	247310	0600	10/16/02	36360	QUIT CLAIM DEED; DOR RATIO
002	247310	1300	1/9/03	220000	QUESTIONABLE PER SALES IDENTIFICATION
002	247310	1380	11/6/02	175000	GOVERNMENT AGENCY
002	247338	0270	6/6/02	158200	NON-REPRESENTATIVE SALE
002	247338	0480	8/13/02	133000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	247339	0430	9/24/02	220000	NO MARKET EXPOSURE
002	247340	0120	9/18/02	83493	QUIT CLAIM DEED; DOR RATIO
002	247340	0210	5/29/02	76600	QUIT CLAIM DEED; DOR RATIO
002	247340	0270	11/6/02	230950	SELLING/BUYING COSTS AFFECT SALE PRICE
002	247340	0460	4/10/03	150000	NO MARKET EXPOSURE; NON-REP. SALE
002	247340	0460	3/3/03	127700	QUIT CLAIM DEED
002	247340	0540	5/2/02	28570	QUIT CLAIM DEED; DOR RATIO
002	247344	0080	6/3/02	256000	SELLING/BUYING COSTS AFFECTING SALE PRICE
002	247520	0080	1/17/03	170000	EXEMPT FROM EXCISE TAX
002	247520	0080	3/19/02	195000	RELOCATION - SALE TO SERVICE
002	247520	0440	4/3/02	142800	BANKRUPTCY; EXEMPT FROM EXCISE TAX
002	289260	0030	10/24/03	141900	NON-REPRESENTATIVE SALE
002	289260	0067	7/5/02	138000	NON-REPRESENTATIVE SALE
002	292305	9126	3/18/03	145000	EXEMPT FROM EXCISE TAX
002	329470	0301	1/31/02	156700	ESTATE ADMINISTRATOR/ EXECUTOR
002	386480	0050	8/13/03	266000	SALE ON WRONG PARCEL
002	684300	0250	1/9/03	235103	EXEMPT FROM EXCISE TAX
002	722140	0085	7/15/03	450000	NON-REP; ONLY TRIPLEX IN SALE SAMPLE
002	722140	0422	10/22/02	248000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	722910	0060	2/6/02	163000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	733000	0010	9/5/03	472500	DIAGNOSTIC OUTLIER
002	739920	0140	2/11/02	283500	RELOCATION - SALE TO SERVICE
002	739920	0570	2/3/03	295000	ESTATE ADMINISTRATOR/ EXECUTOR
002	739930	0090	7/2/03	200000	DIAGNOSTIC OUTLIER
002	864550	0220	4/3/02	78398	QUIT CLAIM DEED; STMT TO DOR; DOR RATIO
002	864550	0590	5/5/03	163000	QUIT CLAIM DEED
002	864550	0690	5/20/03	69787	QCD; RELATED PARTY FRIEND,NBR; DOR RATIO
002	864551	0280	7/9/02	173000	QUIT CLAIM DEED
002	864551	0700	9/24/02	237000	SELLING/BUYING COSTS AFFECT SALE PRICE
002	864551	1530	10/25/02	200000	NO MARKET EXPOSURE
002	864551	1530	10/29/02	38902	QUIT CLAIM DEED; DOR RATIO
002	864551	1530	10/28/02	9726	QUIT CLAIM DEED; DOR RATIO
002	864553	0430	7/12/02	176695	CONTRACT OR CASH SALE
002	864553	0430	12/18/02	179346	IMP. CHARS CHANGED SINCE SALE
002	864554	0020	4/23/02	176000	NON-REPRESENTATIVE SALE
003	132830	0030	12/2/02	187000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	132830	0420	4/8/02	224950	NON-REPRESENTATIVE SALE
003	132830	0480	1/17/02	30000	RELATED PARTY,FRIEND,NGBR; STMT TO DOR
003	132830	0540	11/13/02	194900	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	132830	0810	10/27/02	214000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	132831	0430	6/3/02	194000	NON-REPRESENTATIVE SALE

Improved Sales Removed from this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	132832	0060	8/28/02	263500	NO MKT EXPOSURE;RELATED,FRIEND,NGBR
003	132832	0950	4/15/02	243535	FORECLOSURE;EXEMPT FROM EXCISE TAX;
003	132832	0950	6/21/02	202000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	132833	0410	1/20/03	35667	PARTIAL INTEREST; RELATED,FRIEND,NBR
003	140263	0230	11/26/02	127685	PARTIAL INTEREST; DOR RATIO
003	140263	0440	5/28/02	255000	NO MARKET EXPOSURE
003	140265	0130	9/12/03	294950	RELOCATION - SALE TO SERVICE;
003	140265	0270	6/5/02	235000	FORCED SALE
003	140265	0380	10/10/03	267000	RELOCATION - SALE TO SERVICE;
003	140267	0050	1/22/02	234000	NON-REPRESENTATIVE SALE
003	140270	0010	4/20/02	330000	RELOCATION - SALE TO SERVICE
003	140270	0120	6/22/03	283450	DIAGNOSTIC OUTLIER
003	140270	0170	9/9/02	342000	RELOCATION - SALE TO SERVICE;
003	247300	0160	4/18/02	188000	NON-REPRESENTATIVE SALE
003	247300	2500	8/29/02	410000	DIAGNOSTIC OUTLIER
003	247335	0020	9/26/02	235000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	247337	0860	8/8/02	75506	PART INTEREST;RELATED PARTY,FRIEND,NBR
003	247337	1070	10/25/02	245950	UNFIN AREA
003	247337	1230	3/25/02	257500	RELOCATION - SALE TO SERVICE
003	247337	1770	8/16/03	252000	RELOCATION - SALE TO SERVICE;
003	247341	0820	8/13/03	264950	RELOCATION - SALE TO SERVICE;
003	247345	0910	4/21/03	291500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	247345	0910	1/3/03	322869	EXEMPT FROM EXCISE TAX
003	247348	0300	6/14/03	280000	RELOCATION - SALE TO SERVICE;
003	247348	0490	12/16/02	130000	PARTIAL INTEREST; DOR RATIO
003	247348	0860	6/7/02	269000	RELOCATION - SALE TO SERVICE;
003	247353	0020	9/20/03	325000	RELOCATION - SALE TO SERVICE;
003	247353	0290	1/20/03	278500	DIAGNOSTIC OUTLIER
003	885690	0050	6/8/02	389000	RELOCATION - SALE TO SERVICE;

Vacant Sales Used in this Annual Update Analysis
Area 30

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	292305	9059	02/12/03	74990	35143	N	N
2	329470	0415	01/15/02	110000	10075	Y	N
2	564050	0035	07/30/03	183700	16997	Y	N
2	722140	0030	05/14/03	87500	4800	Y	N
2	722140	0040	09/23/03	87500	5328	Y	N
3	352305	9039	07/29/03	72000	21780	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 30

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	008700	0065	02/07/02	100000	MULTI-PARCEL SALE;DEVELOPER SALES;
2	008700	0065	10/17/03	340000	MULTI-PARCEL SALE (4) LOTS
2	008800	0443	02/06/03	85000	TEAR DOWN;ESTATE ADMIN,OR EXECUTOR
2	337810	0080	06/17/03	35000	RELATED PARTY, FRIEND, NEIGHBOR



**King County
Department of Assessments**

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**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr